



sparks ellison

35 Ashdown Close, Chandler's Ford, SO53 5QF

£240,000

Nestled in the sought after area of Hiltingbury, Chandler's Ford, this charming two-bedroom maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 867 square feet, this property boasts well-proportioned rooms throughout. Upon entering, you will find an entrance hall with a spacious kitchen/breakfast room, ideal for entertaining visitors. The large sitting room is also to the front of the home which could accommodate a space for dining. The two bedrooms are generously sized, and the shower room is in the centre providing a walk in shower. Built in 1970, this maisonette has been thoughtfully designed to maximise space and functionality. Additionally, the property includes parking in front of the garage, providing extra storage or a secure space for your vehicle. The dedicated garden to the rear is south facing ensuring outside space can be enjoyed.

ACCOMMODATION

Entrance Hall:

Large storage cupboard.

Sitting Room:

15'11" x 13'8" (4.85m x 4.17m) Electric fire.

Kitchen/Dining Room:

13'10" x 10'3" (4.21m x 3.12m) Range of units including integrated electric double oven, gas cooker with extractor fan over, sink and space for a washing machine and fridge/freezer. Cupboard with boiler and storage.

Bedroom1:

15'10" x 11'11" (4.83m x 3.63m) Built in wardrobe.

Bedroom 2:

12'1" x 12' (3.68m x 3.66m)

Shower Room:

Walk in shower with glass screen, wash basin with the cupboard over and WC.

OUTSIDE

Immediate garden behind property area laid to lawn surrounded by shrubs and hedging. The gardens are open plan.

Garage:

In block under the property.

OTHER INFORMATION

Tenure:

Leashold

Length Of Lease:

1000 years from 1969

Ground Rent:

£10 Per annum

Approximate Age

1970

Approximate Area:

867sqft/80.5sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

First Floor = 867 sq ft / 80.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



