



sparks ellison

3 Justinian Close, Chandler's Ford, SO53 2NW

£250,000

A rare and fantastic opportunity to purchase a spacious and brilliantly located two bedroom maisonette within Thornden catchment. The first floor home enjoys some key features such as a two good sized bedrooms with built in wardrobes, cosy living room, a garage, an allocated parking space and private west facing garden. Justinian Close is just a short walk to Fryern Arcade, Waitrose, Doctors Surgery, pubs, multiple eateries and the number one bus route.

ACCOMMODATION

Entrance hall:

Stairs up to the property.

Hallway:

Access to loft space. Storage cupboard.

Living Room:

14'3" x 11'11" (4.34m x 3.63m)

Kitchen:

11'4" x 8'6" (3.455m x 2.60m) Range of units, integral electric cooker and hob, space for washer drier, space for fridge-freezer, sink unit, breakfast bar and serving hatch.

Bedroom 1:

14'5" x 9'9" (4.40m x 2.98m) Built in wardrobe

Bedroom 2:

11'1" x 10'1" (3.38m x 3.07m) Built in wardrobe

Bathroom:

Suite comprising of bath with shower overhead, wash basin, WC, heated towel rail and an airing cupboard.

OUTSIDE

Rear Garden:

Measuring approximately 61'5" x 20'8" the private garden is west facing and consists of a patio area, laid to lawn.

Garage:

16'4" x 7'10" (4.99m x 2.40m) Single garage with electric door and parking space in front.

OTHER INFORMATION

Tenure:

Leasehold with share of Freehold

Term of Lease:

999 Years from 1972

Ground Rent:

£25 per annum

Approximate Age:

1972

Approximate Area:

848 sq ft / 78.7 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Electric night storage heaters

Windows:

UPVC Double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden School

Local Council:

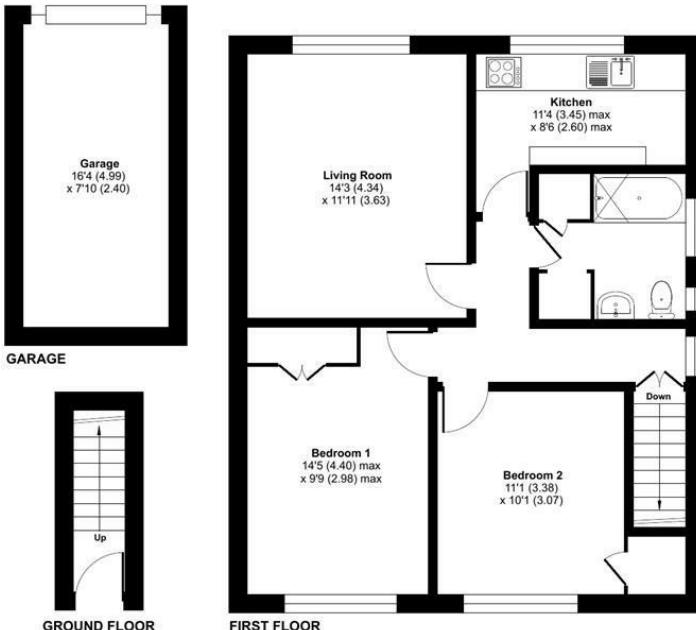
Eastleigh Borough Council - 02380 688000

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.



Ground Floor = 28 sq ft / 2.6 sq m
 First Floor = 691 sq ft / 64.1 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 848 sq ft / 78.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Sparks Ellison. REF: 140643

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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		76	62
EU Directive 2002/91/EC			



