



sparks ellison

1 Tithewood Close, Chandler's Ford, SO53 5PY

£220,000

Positioned within Hiltingbury, this ground floor maisonette offers a well-balanced layout with two well proportioned bedrooms, a generous sitting room, and a separate kitchen set to the rear. The accommodation is neat and tidy throughout, providing a comfortable base with scope to personalise over time. The sitting room presents a good footprint for both seating and dining, while the bedrooms are sensibly arranged to suit a range of buyers. Externally, you benefit from a garage and access to communal gardens, offering practical storage alongside outdoor space without the upkeep of a private plot. The setting is particularly convenient, with nearby amenities including Tesco and Bayleaf Larder, as well as access to open green spaces such as Hocombe Mead for walks. The location is also well-placed for connections via the M3 and rail links, and within reach of well-regarded local schools.

ACCOMMODATION

Hallway:

Reception room:

18'0" x 10'11" (5.48m x 3.33m)

Kitchen:

11'2" x 11'1" (3.41m x 3.38m) Range of units including built in gas hob, electric oven and extractor hood over. Space for Fridge/freezer, washing machine and tumble dryer.

Bedroom 1:

14'7" x 10'0" (4.44m x 3.05m)

Bedroom 2:

11'3" x 8'8" (3.42m x 2.63m)

Bathroom:

White suite comprising bath with shower over, WC and Wash basin.

OUTSIDE

Communal gardens providing lawned areas and access to garages.

Front:

Garage:

15'8" x 8'2" (4.77m x 2.49m)

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

189 years from July 1973

Maintenance Charge:

Half yearly Service Charge: £676.45 (£1352.90 per annum)

Half yearly Reserve fund: £187.50 (£375 per annum)

Approximate Age:

1973

Approximate Area:

850 sq ft / 79 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

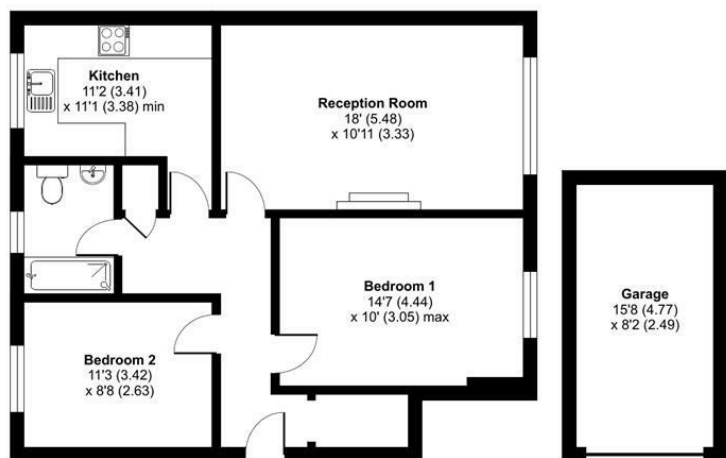
Council Tax:

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 = 722 sq ft / 67.1 sq m
 Garage = 128 sq ft / 11.9 sq m
 Total = 850 sq ft / 79 sq m
 For identification only - Not to scale



GROUND FLOOR



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.



