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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

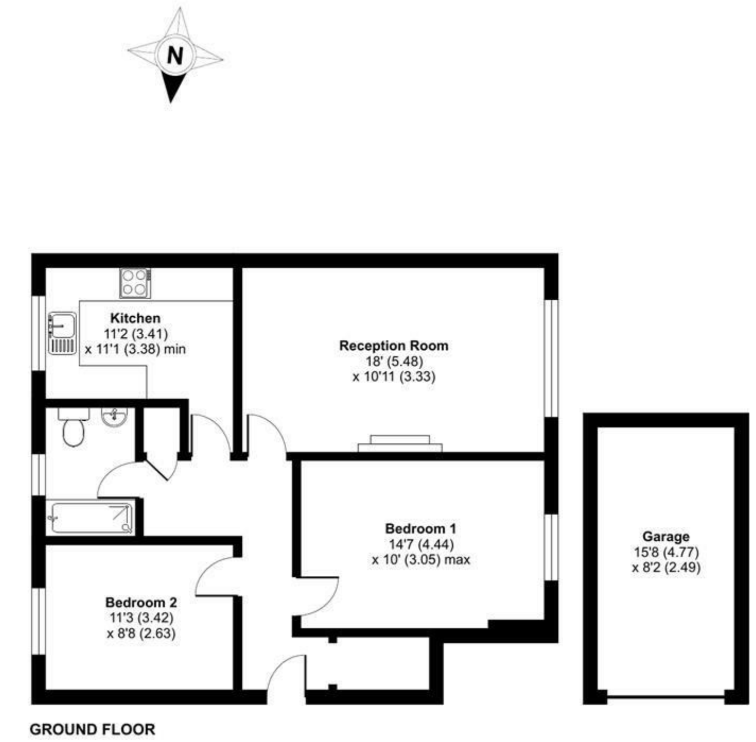
Secondary School:
Thornden School

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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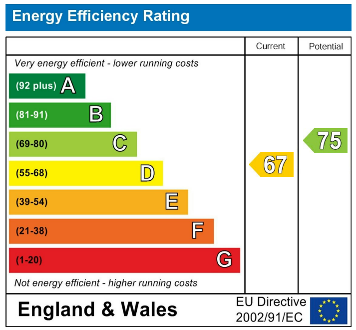

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