



sparkes ellison

# 28 Maypole Villas, Eastleigh, SO50 4LN

£400,000

Nestled in the charming area of Maypole Villas, Eastleigh, this well-presented semi-detached house offers a delightful blend of modern living and classic character. Built in 1921, this property has been thoughtfully updated to provide a comfortable and stylish home for families or individuals alike. The house features three bedrooms on the first floor. The modern interior is designed to create a warm and inviting atmosphere, making it easy to settle in and feel at home. The well-appointed bathroom adds to the convenience of daily living. One of the standout features of this property is the substantial plot it occupies, with generous gardens to the front, side, and back. The east and south-facing gardens are ideal for enjoying the sun throughout the day, providing a perfect space for outdoor relaxation, gardening, or entertaining friends and family. This semi-detached house in Maypole Villas is not just a home; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities and transport links. Whether you are looking to make your first purchase or seeking a family home, this property is sure to impress with its blend of modern comforts and outdoor space. Do not miss the opportunity to make this lovely house your new home.

## ACCOMMODATION

### Ground floor

#### Entrance hall:

Stairs to first floor and space for shoes and coats.

#### Sitting room:

14'4" x 12'7" (4.36m x 3.83m) Original wood flooring and fireplace.

#### Kitchen:

9'8" x 8'0" (2.95m x 2.44m) Range of units including space for dishwasher and fridge freezer, integrated gas hob and electric oven.

#### Hallway:

Door to rear garden.

#### Bathroom:

Modern suite comprising WC, wash basin, bath with showerhead over and glass screen.

### First floor

#### Landing:

#### Bedroom 1:

14'3" x 12'5" (4.35m x 3.78m) Open wardrobe/cupboard space.

#### Bedroom 2:

11'1" x 9'2" (3.387m x 2.79m)

#### Bedroom 3:

8'3" x 7'10" (2.51m x 2.39m)

## OUTSIDE

#### Front:

Gated with shingle driveway with path to front door, separating two large lawn areas.

#### Rear:

Large lawn area wrapping around to the front of the property, Southerly facing.

#### Garages:

Two garages both measuring 16'9" x 7'7" (5.10m x 2.30m)

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1921

#### Approximate Area:

1116 sq ft / 103.6 sq m

#### Sellers Position:

Looking for a forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Otterbourne C of E Primary School

#### Secondary School:

Thornden School / Crestwood Community School

#### Local Council:

Eastleigh Borough Council - 02380 688000

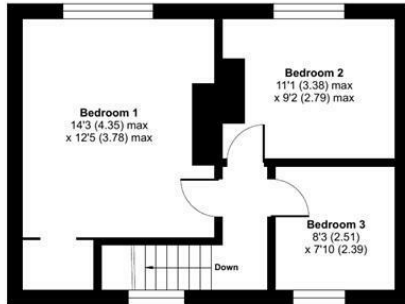
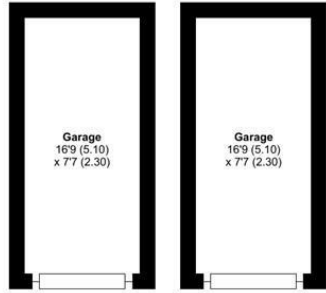
#### Council Tax:

Band C

#### 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 = 432 sq ft / 40.1 sq m  
 First Floor = 432 sq ft / 40.1 sq m  
 Garage = 252 sq ft / 23.4 sq m  
 Total = 1116 sq ft / 103.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1433869

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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.



