



sparks ellison

133 Hiltingbury Road, Chandler's Ford, SO53 5NP Offers In Excess Of £220,000

A charming two bedroom ground floor flat that presents an excellent opportunity for those seeking a low maintenance living space and a share of the freehold. The property is situated within an attractive block and is offered with no forward chain. Upon entering, you will find a well proportioned open plan reception room/kitchen that provides a welcoming atmosphere, perfect for relaxation or entertaining guests and with a number of built in appliances. There are two good size bedrooms, one of which opens onto the communal garden. The flat also features a modern bathroom with ample storage and unique skylight. Externally, the block benefits from a communal garden with No.3 being the only flat that opens directly onto the patio area of the garden whilst also boasting two large storage cupboards. There is also a storage shed and communal parking area. One of the standout features of this property is its location. It falls within the catchment area for the highly regarded Hiltingbury and Thornden schools. Additionally, residents will appreciate the proximity to local shops and a nearby recreation ground, providing ample opportunities for leisure and community engagement.

ACCOMMODATION

Communal Entrance Hall:

Entrance Hall:

Wall mounted security entry phone, built in storage cupboard.

Sitting Room/Kitchen:

20'3" x 14'1" (6.16m x 4.30m) Open plan living area incorporating sitting room that opens onto the communal gardens. Kitchen area comprises built in oven, built in electric hob, fitted extractor hood, integrated dishwasher, integrated washing machine, space for fridge freezer, built in storage cupboard housing boiler.

Inner Hallway:

Storage cupboard.

Bedroom 1:

14'2" x 7'10" (4.31m x 2.40m) Doors to communal garden.

Bathroom:

Comprising bath with shower over, wash hand basin with drawer under, WC.

Bedroom 2:

11'4" x 9'11" (3.45m x 3.02m)

OUTSIDE

Communal Gardens:

There is a paved patio area and an area laid to lawn to the rear of the block. No.3 also benefits from a brick built storage shed.

Parking:

To the rear of the garden is a gravel parking area providing allocated parking for owners.

OTHER INFORMATION

Tenure:

Leasehold with 1/6 share of freehold. The flats are managed by the owners and not a third party company

Term of Lease:

999 years from 2018 (ends 01/01/3017). No pets allowed.

Maintenance Charge:

The service charge was approx £400 for Flat 3 in 2025.

Ground Rent:

N/a

Approximate Age:

Block refurbished & part re-constructed 2018

Approximate Area:

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant / Hiltingbury Junior school

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band A

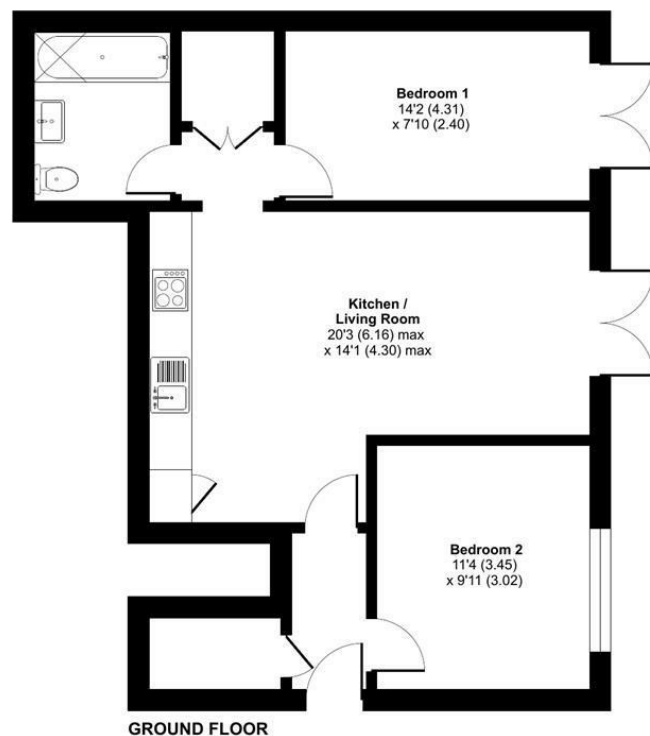
Agents Note:

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 = 636 sq ft / 59 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	81	81
(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

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