



Flat 1 Dean Place 24, Hursley Road, Chandler's Ford, SO53 2RP

£335,000

NO FORWARD CHAIN Nestled on Hursley Road in the sought after area of Chandler’s Ford, this spacious ground floor apartment offers a wonderful combination of comfort, convenience, and modern living. The property features two well proportioned bedrooms, including a generous principal bedroom with en suite shower room, alongside a modern family bathroom. The heart of the home is the bright and inviting sitting/dining room, which flows seamlessly into the contemporary kitchen, creating an ideal space for both everyday living and entertaining. French doors open onto a private patio area, perfect for relaxing or enjoying the warmer months. Conveniently located close to the Number 1 bus route, the property offers excellent transport links, while a Co-op food store and the vibrant centre of Chandler’s Ford are just a short walk away, providing a range of shops, amenities, and services. This well presented apartment would make an excellent purchase for first time buyers, downsizers, or investors seeking a property in a desirable and well connected location.

ACCOMMODATION

Ground Floor:

Entrance hall:
Built-in storage cupboard and airing cupboard as well as access to all room.

Sitting Room:
18'3" x 14'10" (5.55m x 4.51m) French doors onto patio space.

Kitchen:
15'0" x 8'2" (4.57m x 2.50m) Range of units including integrated electric oven and hob with extract over, dishwasher and fridge/freezer.

Bedroom 1:
15'9" x 10'6" (4.81m x 3.21m) Fitted wardrobes.

En-suite:
White suite comprising shower cubicle with glass screen, WC, wash basin with cupboard under.

Bedroom 2:
10'0" x 9'10" (3.05m x 3.00m) Built-in wardrobes.

Bathroom:
Modern white suite comprising bath with shower attachment, WC and wash basin with cupboard under.

OUTSIDE

Parking:
Allocated parking space as well as visitor parking spaces.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 1 January 2005 (103 years remaining)

Maintenance Charge:
£990.14 due 6 monthly

Ground Rent:
£247.09 per annum

Approximate Age:
2005

Approximate Area:
849 sq ft / 78.8 sq m

Sellers Position:
No forward chain

Heating:
Electric heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

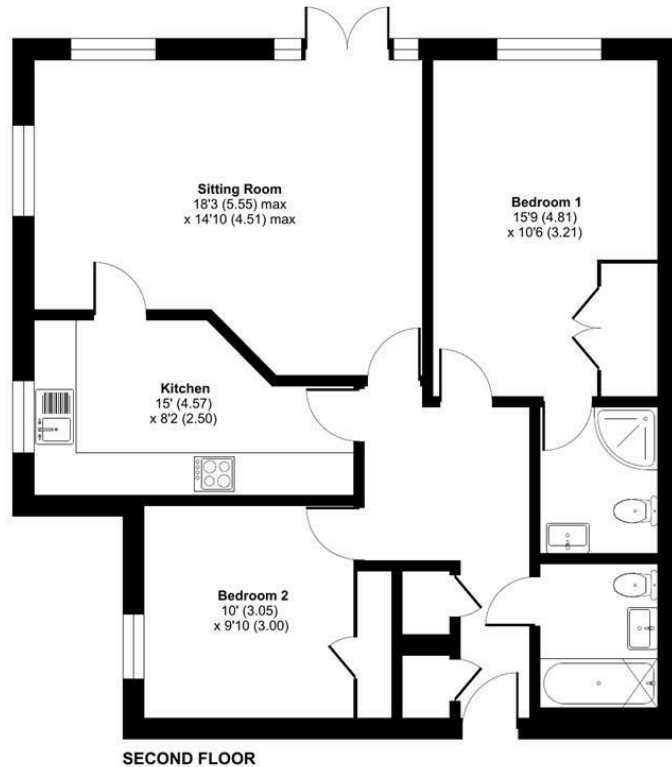
Secondary School:
The Toynbee School

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.

Second Floor = 849 sq ft / 78.8 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	74
	EU Directive 2002/91/EC	

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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.



