



sparks ellison

142 The Beat Hut Farm Place, Chandler's Ford, SO53 3LR

£215,000

This modern two-bedroom flat in the sought-after area of Hut Farm Place, Chandler's Ford, offers a practical and comfortable living space ideal for professionals or small families. The property features a spacious reception room with access to the kitchen area, two well-proportioned bedrooms, and two bathrooms. Conveniently located, the flat provides easy access to local shops, schools, and parks, alongside excellent public transport links for straightforward commuting. Viewing is highly recommended to appreciate this excellent opportunity, and with the added benefit of an allocated undercroft parking space.

ACCOMMODATION

Communal Entrance:

Front door to:

Entrance hall:

Two storage cupboards.

Kitchen/Sitting room:

25'1" x 13'11" (7.64m x 4.23m) Fitted units with plumbing for washing machine, space for fridge freezer, oven with hob and extractor over, sink unit, doors to balcony.

Bedroom 1:

13'11" x 9'10" (4.25m x 3.00m) Built in wardrobe

En-Suite:

Corner shower cubicle, WC, wash basin.

Bedroom 2:

10'10" x 9'1" (3.30m x 2.76m) Cupboard housing boiler.

Bathroom:

Bath with shower attachment and glass screen, sink unit, WC.

OUTSIDE

Parking:

One allocated undercroft parking space

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 1st January 2008

Maintenance & Ground Rent Charge:

£1011.74 half yearly.

Approximate Age:

Approximate Area:

738 sq ft / 68.5 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

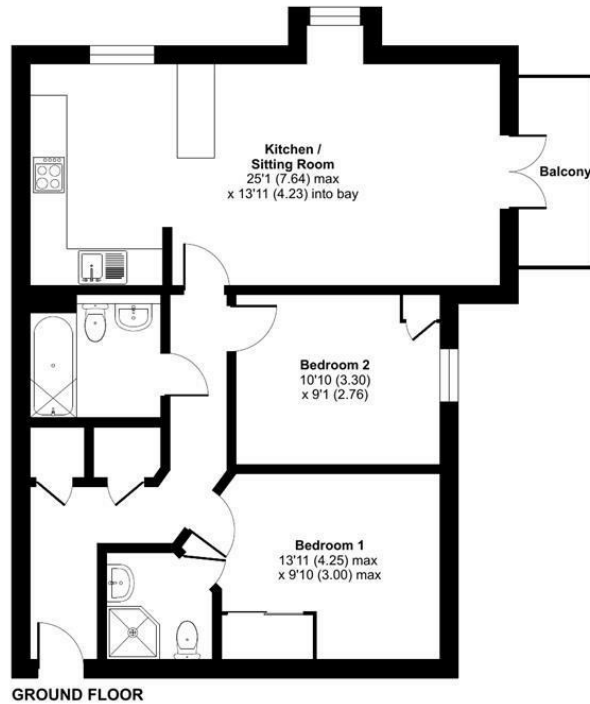
Council Tax:

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 = 738 sq ft / 68.5 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	82	83
(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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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.



