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# 1 Ashdown Road, Chandler's Ford, SO53 5RB Offers In Excess Of £210,000

Situated in the highly sought after area of Hiltingbury, Chandler's Ford, this beautifully presented two bedroom maisonette offers spacious and well appointed accommodation, ideal for first time buyers, downsizers or investors alike. The property features a generous sitting/dining room, providing an excellent space for both relaxing and entertaining, alongside a spacious fitted kitchen ideal for everyday living. A modern family bathroom completes the accommodation, all presented in excellent decorative order throughout. Perfectly positioned, the home is within easy reach of the picturesque Hocombe Mead nature reserve, ideal for walks and outdoor recreation, while local amenities including Tesco are conveniently nearby. The property also falls within the catchment for the highly regarded Thornden and Hiltingbury schools, making it particularly appealing for families. Further benefits include a nearby garage with parking directly in front, adding valuable practicality to this charming home.

**ACCOMMODATION**

**Entrance Porch:**
Storage cupboard.

**Entrance Hall:**
Storage cupboard, access to loft space.

**Kitchen:**
Range of units comprising electric oven, gas hob with extractor over, space for fridge freezer and washing machine.

**Sitting Room/Dining room:**
Fireplace with inset gas fire.

**Bedroom 1:**

**Bedroom 2:**

**Bathroom:**
Suite comprising bath with shower over, WC, wash basin.

**OUTSIDE**
Communal grounds.

**Garage:**
Situated in a nearby block behind the property and parking space in front garage. Roof replaced in the last 12 months.

**OTHER INFORMATION**

**Tenure:**
Leasehold

**Term of Lease:**
999 years from 1975

**Ground Rent:**
£10 per annum

**Service Charge:**
£30 per month

**Approximate Age:**

**Approximate Area:**
803sqft/74.5sqm (Including garage and outbuilding)

**Sellers Position:**
Looking for forward purchase

**Heating:**
Gas central heating

**Windows:**
UPVC double glazing

**Infant/Junior School:**
Hiltingbury Infant/Junior School

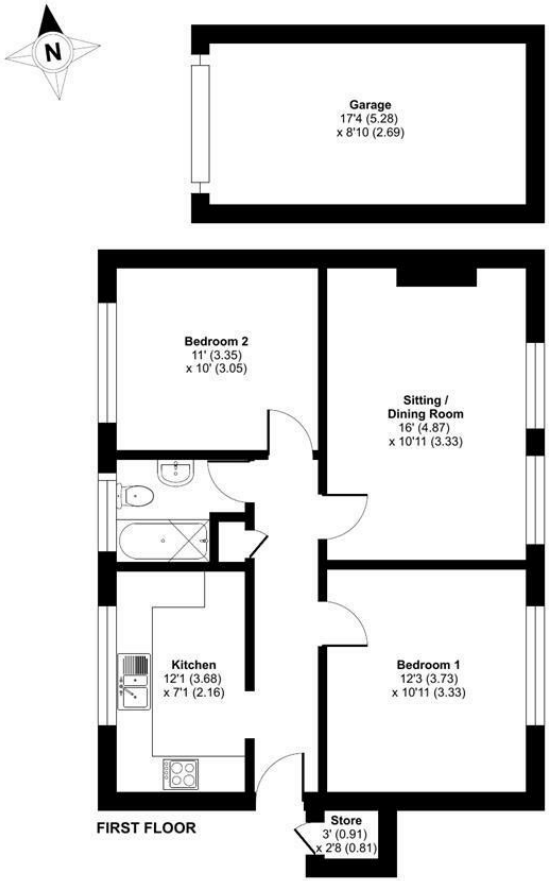
**Secondary School:**
Thornden Secondary School

**Council Tax:**
Band B

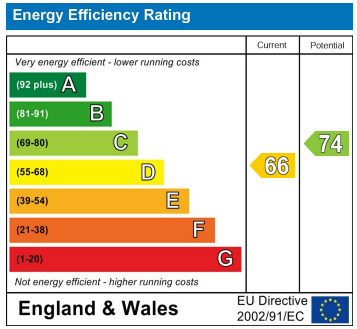
**Local Council:**
Eastleigh Borough Council - 02380 688000

**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.

First Floor = 642 sq ft / 59.6 sq m
Garage = 153 sq ft / 14.2 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 803 sq ft / 74.5 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. Produced for Sparks Ellison. REF: 1467791





94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
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.