



sparks ellison

# 11B Cox Row, Chandler's Ford, SO53 3EY

£180,000

Situated in Cox Row, Chandler's Ford, this well-presented ground floor, one bedroom maisonette offers spacious accommodation with the added benefit of a private rear garden, garage, and off road parking. The accommodation comprises a fitted kitchen opening into a generous sitting room, a separate dining room with direct access to the rear garden, a double bedroom, and an en-suite bathroom. The additional reception room provides flexibility for dining, home working, or further living space. Outside, the property benefits from a large private rear garden, parking to the front, and a garage positioned alongside the property. Conveniently located close to local amenities including a Co-op and Places Leisure, the property also offers excellent transport links with easy access to the M3 and M27 motorways. An ideal first time purchase, investment opportunity, or downsizing option in a sought after Chandler's Ford location.

## ACCOMMODATION

### Ground Floor

#### Kitchen:

9'5" x 6'11" (2.87m x 2.11m) Range of units and space for a washing machine and fridge.

#### Living Room:

12'8" x 10'6" (3.86m x 3.21m)

#### Dining Room:

13'9" x 8'8" (4.19m x 2.63m) Door to rear garden.

#### Bedroom:

12'9" x 11'6" (3.88m x 3.51m)

#### En-Suite:

Suite comprising WC, wash basin, shower cubicle and access to storage cupboard.

## OUTSIDE

### Front:

Driveway parking.

### Rear Garden:

Private fenced off garden, currently a blank canvas, further garden space behind the garage.

### Garage:

15'6" x 9'2" (4.72m x 2.79m)

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 1 January 2011 (109 years remaining)

### Maintenance Charge:

N/A

### Ground Rent:

N/A

### Approximate Age:

1960's

### Approximate Area:

675 sq ft / 62.7 sq m (including garage)

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community 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 = 533 sq ft / 49.5 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 675 sq ft / 62.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(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). © ritchcom 2026. Produced for Sparks Ellison. REF: 1481512.

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

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