



sparks ellison

53 Hut Farm Place, Chandlers Ford, SO53 3LQ

£1,900 Per Calendar Month

A modern three/four bedroom end of terrace town house arranged over three floors and situated close to the centre of Chandlers Ford. Living accommodation includes a ground floor kitchen/breakfast room with built in appliances, first floor sitting room with doors to small balcony, driveway and garage.

ACCOMMODATION

Ground Floor

Entrance Hall:

Large built in coats cupboard, stairs to first floor.

Cloakroom:

6'8" x 3'5" (2.03m x 1.04m) White suite with chrome fitments comprising wash hand basin, wc.

Kitchen/Dining Room:

17'4" x 10'9" (5.28m x 3.28m) Built in double oven, built in four ring electric hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, boiler in cupboard, space for table and chairs.

First Floor

Landing:

Stairs to second floor.

Sitting Room:

17'4" x 15'10" (5.28m x 4.83m) 17'4" max x 15'10" max (5.28m x 4.83m) Doors to small balcony.

Bedroom 3:

10'2" x 9'4" (3.10m x 2.84m)

Bathroom:

7'5" x 6'5" (2.26m x 1.96m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, wc.

Second Floor

Landing:

Built in airing cupboard, access to loft space.

Bedroom 1:

13'10" max x 11'8" max (4.22m x 3.56m) Built in double wardrobe, further built in wardrobe.

En-Suite:

7'5" x 5'11" (2.26m x 1.80m) White suite with chrome fitments comprising double width shower cubicle, wash hand basin, wc.

Bedroom 2:

11'4" x 9'5" (3.45m x 2.87m)

Bedroom 4/Study:

7'5" x 6'6" (2.26m x 1.98)

OUTSIDE

Front:

Planted bed with mature hedgerow, driveway providing off road parking.

Rear Garden:

Approximately 28' x 18' and comprises area laid to lawn, area laid to timber deck, outside tap, side pedestrian access.

Garage:

17'5" x 9' (5.31m x 2.74m) With up and over door, power and light.

OTHER INFORMATION

Approximate Age:

2008

Approximate Area:

118sqm/1270sqft (Details taken from EPC)

Availability:

Mid August 2026

Management:

Tenant find only

Deposits:

Holding Deposit - £438.46

Security Deposit - £2192.00

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

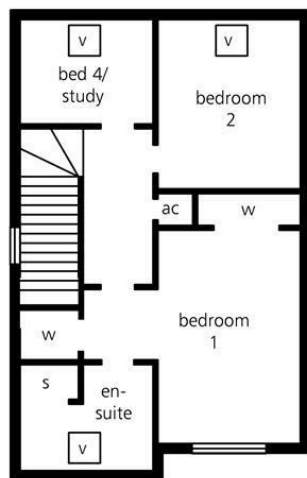
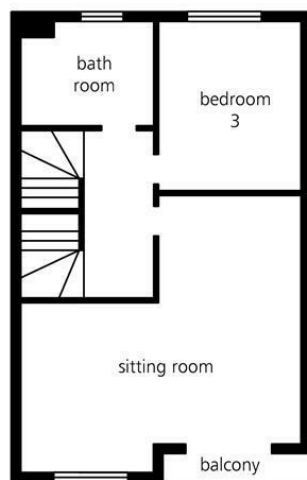
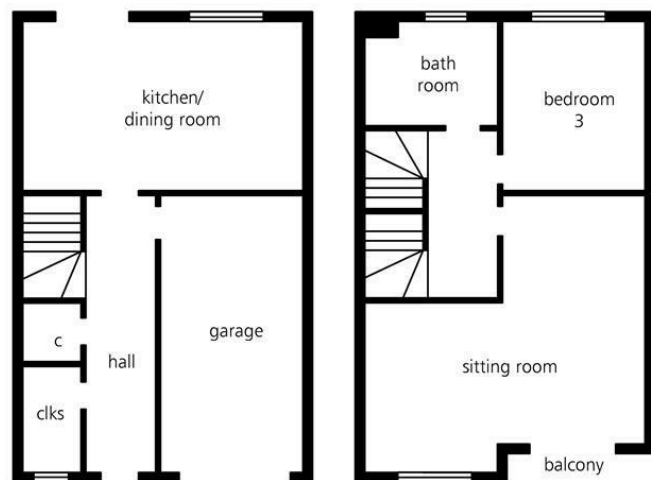
Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band D



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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	

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.



