



HUT FARM PLACE



sparks ellison

15 Hut Farm Place, Chandler's Ford, SO53 3LQ

£199,950

Welcome to this charming ground floor flat located in the desirable area of Hut Farm Place. This delightful property features an open plan living and kitchen space, perfect for modern living and entertaining. With two well-proportioned bedrooms, including an en-suite shower room and bathroom, this flat offers both comfort and convenience for the home owner and guests alike. One of the standout features is the direct access to a lovely terrace, which enjoys a westerly aspect, providing a wonderful spot to relax and soak up the evening sun. For those who require parking, the flat comes with allocated parking, adding to the ease of living in this central location. The property is conveniently situated near bus stops and places of work, making commuting a breeze. Additionally, it is within walking distance of a variety of shops and amenities, ensuring that everything you need is just a short stroll away. This flat is an excellent opportunity for anyone seeking a comfortable and well-located home in Chandler's Ford. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs.

ACCOMMODATION

Reception Hall:
Storage cupboard.

Living Room:
24'6" x 11'10" (7.47m x 3.60m) Patio doors to terrace, bay window providing space for table and chairs, storage cupboard, open plan to Kitchen.

Kitchen:
Range of units, electric oven, electric hob with extractor hood over, integrated washing machine, space for upright fridge/freezer. tiled floor.

Bedroom 1:
13'4" x 9'5" (4.07m x 2.86m) Fitted wardrobe.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:
10'6" x 9'8" (3.21m x 2.95m) Cupboard housing boiler.

Bathroom:
Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

Terrace:
Double doors from the living room lead to a paved terrace enclosed by railings affording a pleasant westerly aspect.

Parking:
Flat 15 benefits from one allocated parking space.

OTHER INFORMATION

Tenure:
Leasehold

Length Of Lease
The current owner is in the process of extending the lease to 990 years from 2010.

Ground Rent:
£250 per annum due in April

Service Charge:
£1773.23 per annum paid monthly

Approximate Age:
2010

Approximate Area:
711sqft/66.1sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Fryern Infant/Junior School

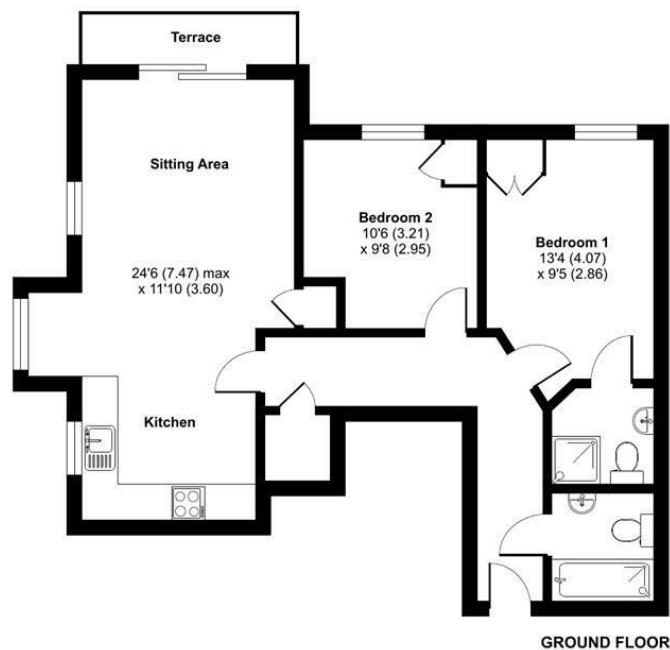
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

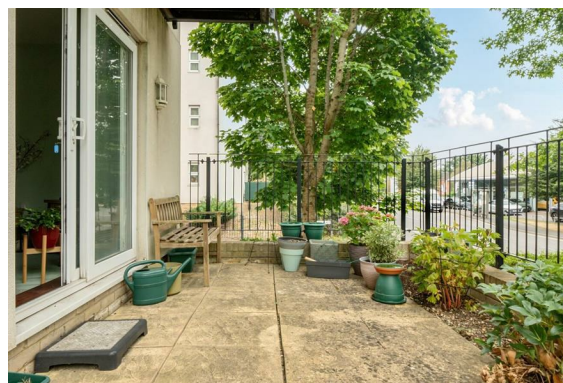
Council Tax:
Band TBC

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 = 711 sq ft / 66.1 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1338298.



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	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.



