



sparks ellison

3 Tithewood Close, Chandler's Ford, SO53 5PY

£220,000

Located in Tithewood Close, this charming two-bedroom neo-Georgian style ground floor maisonette offers a delightful living experience on the north-western outskirts of Chandler's Ford. The property is part of an exclusive cul-de-sac, comprising just eight maisonettes, ensuring a peaceful and friendly community atmosphere. Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The maisonette features two comfortable bedrooms, perfect for a small family or professionals seeking a serene retreat. One of the standout features of this property is the garage, providing ample storage or parking for one vehicle. Additionally, the maisonette benefits from double glazed windows, enhancing energy efficiency and comfort throughout the year. Families will appreciate the excellent educational opportunities available, as the property falls within the catchment areas for the highly regarded Hiltingbury and Thornden schools. This makes it an ideal choice for those with children seeking quality education. With no forward chain, this maisonette is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after location. Don't miss the chance to view this delightful home in a charming community.

ACCOMMODATION

Entrance Hall:
Storage cupboard, airing cupboard.

Sitting Room:
18' x 10'11" (5.48m x 3.33m)

Kitchen:
11'5" max x 10'11"max (3.48m X 3.33m) Range of units, space and plumbing for appliances, laminate wood flooring.

Bedroom 1:
14'10" x 10'1" (4.52m x 3.07m) Fitted wardrobe.

Bedroom 2:
11'5" x 8'7" (3.49m x 2.62m)

Shower Room:
Shower cubicle with glazed screen, wash hand basin, WC, tiled walls.

OUTSIDE

Gardens:
Communal gardens.

Single Garage:
16'2" x 7'10" (4.93m x 2.39m) The garage block is situated at the back of the property and is the third one in from the right hand side.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
189 years from 1982 (136 years remaining)

Service Charge:
Half yearly service charge in advance 24/6/26 to 24/12/26 is £676.45 (6 months)
Buildings insurance included within this.
Half yearly reserve fund in advance 24/6/26 to 24/12/26 is £187.50 (6 months)

Approximate Age:
1982

Approximate Area:
852 sq ft / 79 sq m (including garage)

Sellers Position:
No forward chain.

Heating:
Electric

Windows:
UPVC double glazed windows.

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

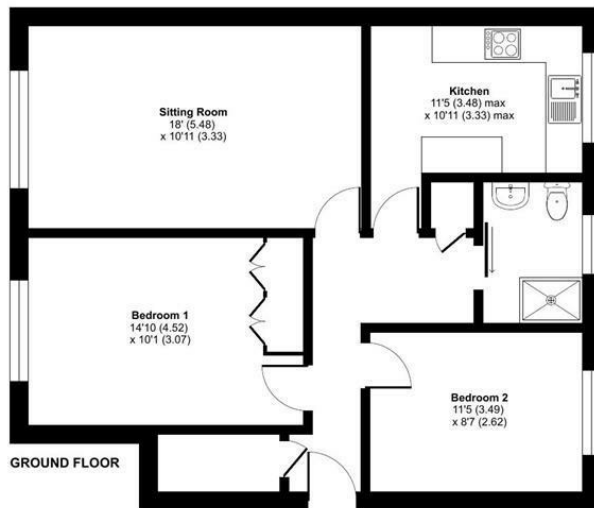
Secondary School:
Thornden Secondary School

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 = 725 sq ft / 67.3 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 852 sq ft / 79 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		
(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.



