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105A Kingsway, Chandler's Ford, SO53 5DU £270,000

Situated in the popular road of Kingsway in Chandler's Ford, this well presented two bedroom ground floor maisonette offers good accommodation, a private rear garden, parking and a garage. The property has a welcoming entrance hall leading into the spacious sitting room, which benefits from a bay window allowing plenty of natural light into the room. The kitchen is well maintained and provides a practical space. There are two generous bedrooms, a well presented family bathroom and a separate WC. The property also benefits from direct access to the private rear garden, providing a fantastic outside space. To the rear there is access to a garage with parking available in front. The location is a real benefit, with the number 1 bus route within walking distance, providing access to both Winchester and Southampton. The property is also within the Thornden School catchment area and within walking distance of the school. Hiltingbury Lakes is nearby, offering woodland walks and open green space, while the amenities along Hiltingbury Road are just a stone's throw away for everyday convenience. There is also easy access to both the M3 and M27, making the property well placed for commuting.

ACCOMMODATION

Entrance Hall:
Access to all rooms and two storage cupboards.

Cloakroom:
Comprising WC and wash hand basin with cupboard under.

Sitting Room:
19'0" (5.79m) into bay x 11'11" (3.63m) max.

Kitchen:
9'0" (2.75m) x 8'11" (2.72m). Range of units comprising integrated microwave, integrated double electric oven with induction hob and extractor over. Space for washing machine and space for dishwasher.

Bedroom 1:
11'4" (3.45m) x 10'1" (3.08m).

Bedroom 2/Dining Room:
12'1" (3.68m) max x 11'11" (3.62m) max. Currently used as a dining room with direct access to the rear garden.

Shower Room:
Modern suite comprising walk in shower cubicle with glass screen, WC and wash hand basin with cupboard under.

OUTSIDE

Front:
Area laid to lawn just in front of the property, pathway leading to the front door.

Rear Garden:
Measuring approximately 25' x 20'. Patio area with flowerbeds and shrubs bordering and artificial lawn. Rear gate providing access to parking and the garage.

Garage:
Single garage with parking available in front.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 24 June 1967. 940 years remaining.

Maintenance Charge:
£250 per annum

Approximate Age:
1967

Approximate Area:
726 sq ft / 67.4 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

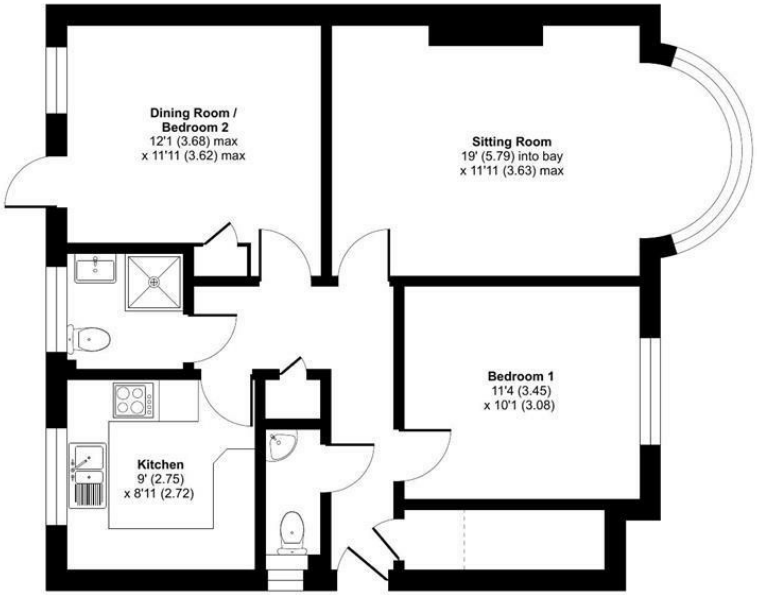
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

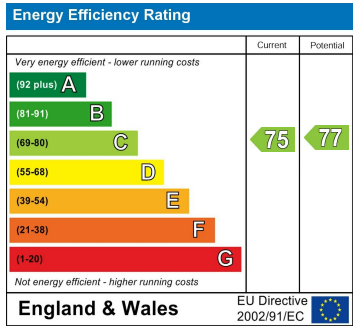
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 704 sq ft / 65.4 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 726 sq ft / 67.4 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1522447



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