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sparks ellison

3 Hiltingbury Court Hiltingbury Road, Chandler's Ford, SO53 5NL OIEO £180,000

Situated on the popular Hiltingbury Road in Chandler's Ford, this well presented first floor flat has been well maintained and updated by the current owner. The accommodation comprises two good size bedrooms, a refitted bathroom and a well equipped kitchen. The spacious sitting/dining room provides a good size living space with doors opening onto a private balcony, creating a useful area to sit and enjoy the outside space. The property is ideally positioned for local amenities and outdoor space, with both Hiltingbury Recreation Ground and Hocombe Mead within walking distance. The property also falls within the catchment area for the highly regarded Hiltingbury and Thornden Schools.

ACCOMMODATION

First Floor

Hallway:
Entrance hall with access to all principal rooms.

Sitting/Dining Room:
15'10" (4.82m) x 10'10" (3.31m) A bright reception room with space for both sitting and dining areas and door providing access onto the balcony.

Kitchen:
11'10" (3.60m) x 9'10" (3.00m) Fitted with a modern range of units comprising an integrated induction hob, electric oven and extractor hood. Space for a fridge/freezer and washing machine, together with a useful built-in larder cupboard.

Bedroom 1:
3'2" (4.01m) x 10'10" (3.31m) Double bedroom featuring bespoke fitted units with fitted lighting.

Bedroom 2:
13'9" (4.20m) max x 10'2" (3.11m) max Double bedroom with two built-in wardrobes.

Shower Room:
Suite comprising a walk-in shower cubicle with rainfall shower head, WC and wash hand basin with cupboard beneath. Airing cupboard.

OUTSIDE

Communal Gardens:
Well maintained communal gardens for residents' use.

Parking:
Communal residents parking.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from March 2000 - 98 years remaining

Maintenance Charge:
£2730 per annum

Ground Rent:
£200 per annum

Approximate Age:
1960's

Approximate Area:
763 sq ft / 70.8 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Electric

Windows:
UPVC double glazing

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

Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

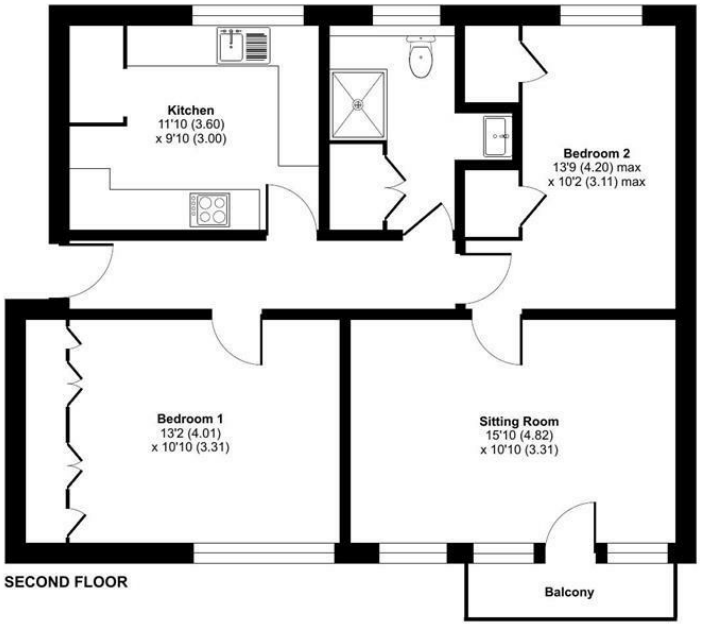
Council Tax:
Band B

Agents Note:
There is Japanese Knotweed on the site of Hiltingbury Court; however, the management company has a treatment plan in place, a copy of which is held by Sparks Ellison. The programme is well established, since 2014, with the guarantee period extending until February 2034.

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.

Second Floor = 763 sq ft / 70.8 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). © nichecom 2026. Produced for Sparks Ellison. REF: 1522807

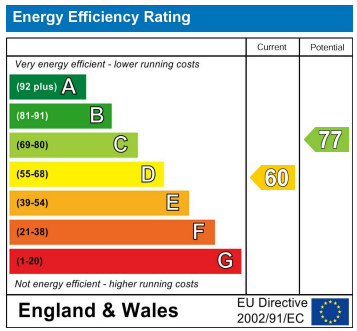












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The Property Ombudsman
NAEA National Association of Estate Agents

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.







