



sparks ellison

59 Surrey Court Kent Road, Chandler's Ford, SO53 3LS

£150,000

Situated on Kent Road in Chandler’s Ford, this well presented two bedroom flat is set within a development exclusively for residents aged 55 and over. The accommodation centres around an open plan space with the kitchen flowing into the sitting/dining room, with a door opening onto a south facing balcony, providing an ideal spot to enjoy the sunshine. There are two bedrooms and a well presented wet room, completing the internal layout. Residents benefit from a range of on site facilities, including a restaurant, hair salon, laundry room and communal lounges. Professional care and support are also available 24 hours a day, offering added reassurance and assistance when needed. Conveniently located in Chandler’s Ford, the development provides access to local shops, transport links and nearby parks, making this an appealing option for those looking to downsize and enjoy a more manageable lifestyle within a supportive community.

ACCOMMODATION

Entrance Hall:

Two storage cupboards and access to each room.

Sitting/Dining Room:

16'10" (5.13m) x 10'4" (3.15m). Access onto the balcony.

Kitchen:

11'4" (3.45m) x 6'11" (2.10m). Range of units comprising integrated electric hob, integrated microwave oven, space for a washing machine and space for a fridge/freezer.

Bedroom 1:

14'7" (4.44m) x 10'6" (3.21m). Fitted wardrobes and access to the Jack and Jill wet room.

Bedroom 2:

12'3" (3.73m) x 7'1" (2.15m).

Amenities

Surrey Court enjoys a host of amenities, including residents' lounges, a restaurant, hairdressers, a laundry room, a lift to all floors and a security entry system.

Wet Room:

Comprising walk in shower with shower curtain, WC and wash hand basin.

OUTSIDE

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2015

Maintenance Charge:

£318 per month

Ground Rent:

£150 per annum

Approximate Age:

2015

Approximate Area:

727 sq ft / 67.5 sq m

Sellers Position:

No forward chain

Heating:

Underfloor

Windows:

UPVC double glazing

Local Council:

Eastleigh Borough Council

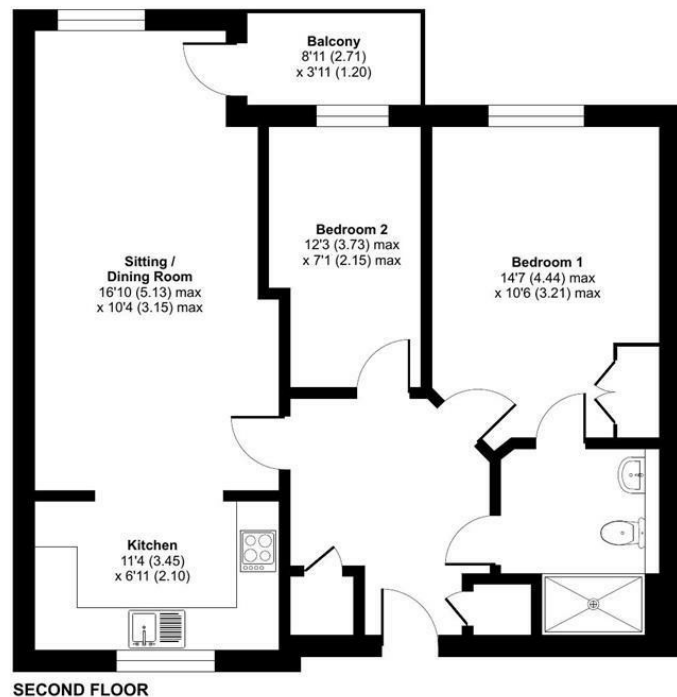
Council Tax:

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.

Second Floor = 727 sq ft / 67.5 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 2026. Produced for Sparks Ellison. REF: 1527656



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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