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16 Hut Farm Place, Chandler's Ford, SO53 3LQ £190,000

Built in 2010, this well presented ground floor flat is situated in the popular area of Hut Farm Place, Chandler's Ford, and offers spacious accommodation ideal for first time buyers or those looking to downsize. The property features an open plan kitchen, sitting and dining room, two well proportioned bedrooms, an en-suite to the principal bedroom and a separate family bathroom. Outside, there is a patio area providing space to sit and enjoy the outdoors, along with allocated parking for one car. The property is conveniently positioned on the Number 1 bus route, providing access to Southampton and Winchester, as well as falling within the catchment areas for Fryern and Toynbee Schools.

ACCOMMODATION

Entrance Hall:
Two built in storage cupboards and access to all rooms.

Kitchen / Dining / Sitting Room:
21'8" (6.60m) x 11'8" (3.56m) The kitchen provides a range of units including an integrated induction hob, integrated electric oven and integrated washing machine. Door from the sitting room leading onto the outside space/patio area.

Bedroom 1:
14'10" (4.52m) x 9'10" (3.00m) Fitted wardrobes.

En-Suite:
Suite comprising WC, shower cubicle with glass screen and wash hand basin.

Bedroom 2:
10'8" (3.25m) x 8'10" (2.69m)

Bathroom:
Suite comprising WC, wash hand basin and bath with shower over.

OUTSIDE
Laid patio area enjoying a westerly aspect.

Parking:
One allocated parking space.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
The lease will be extended on completion to a term of 990 years from 1 April 2010, expiring on 31 March 3000, with peppercorn ground rent.
That gives approximately 974 years remaining at present.

Maintenance Charge:
£124.91 per month

Approximate Age:
2010

Approximate Area:
688 sq ft / 63.9 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Fryern Infant School / Fryern Junior School

Secondary School:
The Toynbee School

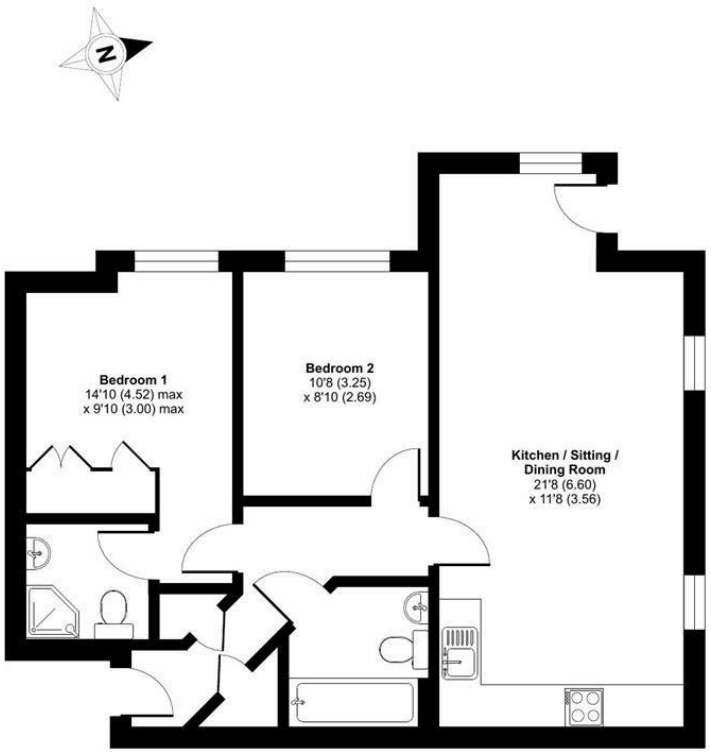
Local Council:
Eastleigh Borough Council - 02380 688000

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 = 688 sq ft / 63.9 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: 1531234

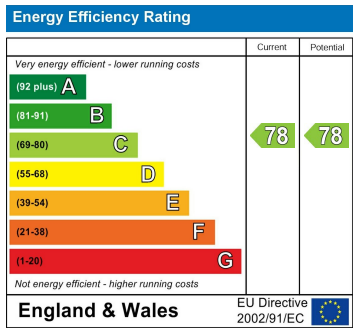












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The Property Ombudsman

NAEA National Association of Estate Agents

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