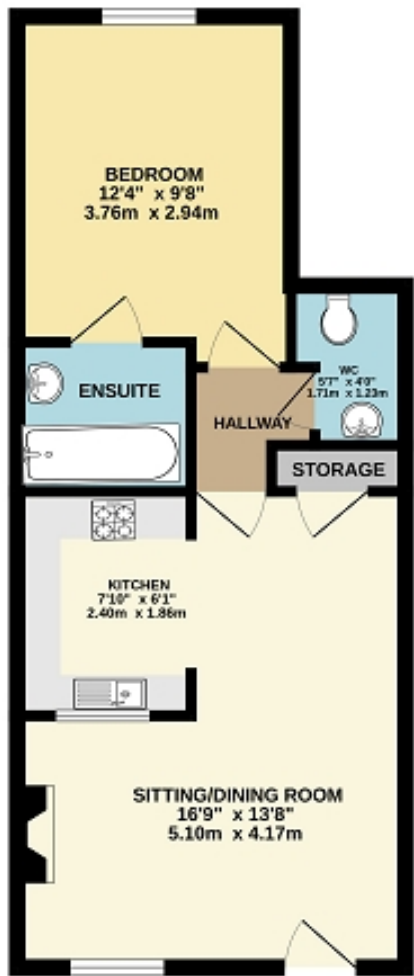


GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Brambles Estate Agents Ltd 02025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE

£165,000

Leasehold

Chadwick Way, Hamble, SO31 4FD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Chadwick Way, Hamble, SO31 4FD

1 Beds - 1 Bath

Brambles Estate Agents are delighted to market this ground floor maisonette with allocated parking. Situated in the highly requested location of Hamble, close to the waterfront and excellent transport links. Offered with no forward chain.

FEATURES

- Well presented ground floor maisonette
- Open plan living/dining room
- En-suite bathroom plus separate WC
- Double glazing and electric heating
- Communal Green area
- Allocated parking space plus ample visitor bays
- Highly requested location in Hamble
- Perfect starter home or buy to let opportunity
- Offered with no forward chain



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

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Upon entering this well presented home you are welcomed into the open plan living/dining room with ample natural light, featuring an electric fireplace set in a wooden mantle with tiled hearth. Thereafter, the living space continues through to the kitchen, fitted with wall and base units and space for domestic appliances. The internal hallway gives access to the WC and the spacious bedroom to the rear boasting an en-suite bathroom. You further benefit from allocated off-road parking to the front, with ample visitor spaces nearby.

This property is in an extremely sought after location close to Hamble Marina and Hamble Village, providing beautiful walks and an array of eateries and pubs. There are plenty of local bus routes and the M27 is within close proximity, providing a fantastic commuter link into Southampton. This property is offered with no forward chain.



Outside

One allocated parking bay to the front. Paved pathway leading to front garden. Front garden laid to artificial grass and shingle, with picket fence surrounding. Sheltered porch canopy over the private front entrance.

Sitting/Dining Room (16' 9" x 13' 8") or (5.10m x 4.17m)

Wooden front door with opaque double glazing. UPVC double glazed window to front. Carpet. Moulded skirting boards. Electric fireplace with tiled hearth and wooden mantle. Electric radiator. Wooden panelled door opens up to airing cupboard housing the water tank and breaker switches. Opening leads to kitchen. Doorway leads to hallway.

Kitchen (7' 10" x 6' 1") or (2.40m x 1.86m)

Single glazed window looks through to living room. Vinyl flooring. Matching wall and base units. Ample work surfaces. Tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and four point electric hob, with extractor hood above. Space and plumbing for larder fridge and washing machine.

Hallway (4' 4" x 4' 4") or (1.33m x 1.33m)

Carpet. Moulded skirting boards. Doorways leading off to WC and bedroom.



W.C (5' 7" x 4' 0") or (1.71m x 1.23m)

Wooden panelled door with brass fittings. Laminate flooring. Moulded skirting boards. Low level WC with cistern. White hand wash basin with chrome taps and vanity unit below. Heated towel rail. Extractor fan.

Bedroom (12' 4" x 9' 8") or (3.76m x 2.94m)

Wooden panelled door with brass fittings. UPVC double glazed window to rear. Carpet. Moulded skirting boards. Electric radiator. Doorway leads to ensuite.

En Suite (5' 3" x 6' 1") or (1.60m x 1.86m)

Wooden panelled door with brass fittings. Carpet. White panel bath with chrome taps and chrome shower above. White hand wash basin with vanity unit below. Electric shaving point. Extractor fan.

Other

Eastleigh Borough Council Tax Band B £1684.06 2024/25 charges.

Approx 130 years remaining on lease.

Ground Rent approx. £200.00 per annum.

Maintenance approx. £71.66 per month, which includes upkeep of the grounds and communal areas.

Vendors position - No forward chain.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.