



**Rowe
& Co.**

114 Hut Farm Place, Chandler's Ford

Eastleigh

In Excess of **£200,000**

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& Co.**



114 Hut Farm Place

Chandler's Ford, Eastleigh

This spacious two bedroom second floor apartment is situated in the popular development of Hut Farm Place and therefore walking distance of the train station and local shops and amenities. Ideal for a first time buyer or investor. The accommodation briefly comprises a sitting/dining room with balcony, kitchen, two bedrooms with en-suite to master, family bathroom. The property benefits from two allocated parking spaces.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Forward Chain
- Allocated Parking
- Two Bedrooms
- En-Suite To Master



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INSIDE

The front door opens into the hallway with storage, the sitting/dining room is a spacious room with double doors opening to a balcony, The kitchen has been fitted with a range of wall and base units with work tops over, inset sink, electric oven extractor over and space for appliances.

The master bedroom benefits from fitted wardrobes and has an en-suite which is fitted with a matching suite comprising a corner shower sink unit and WC.

Bedroom two is a good size and the family bathroom has been fitted with a white suite comprising a panelled bath, sink unit, WC with complementary tiling.

OUTSIDE / LEASE

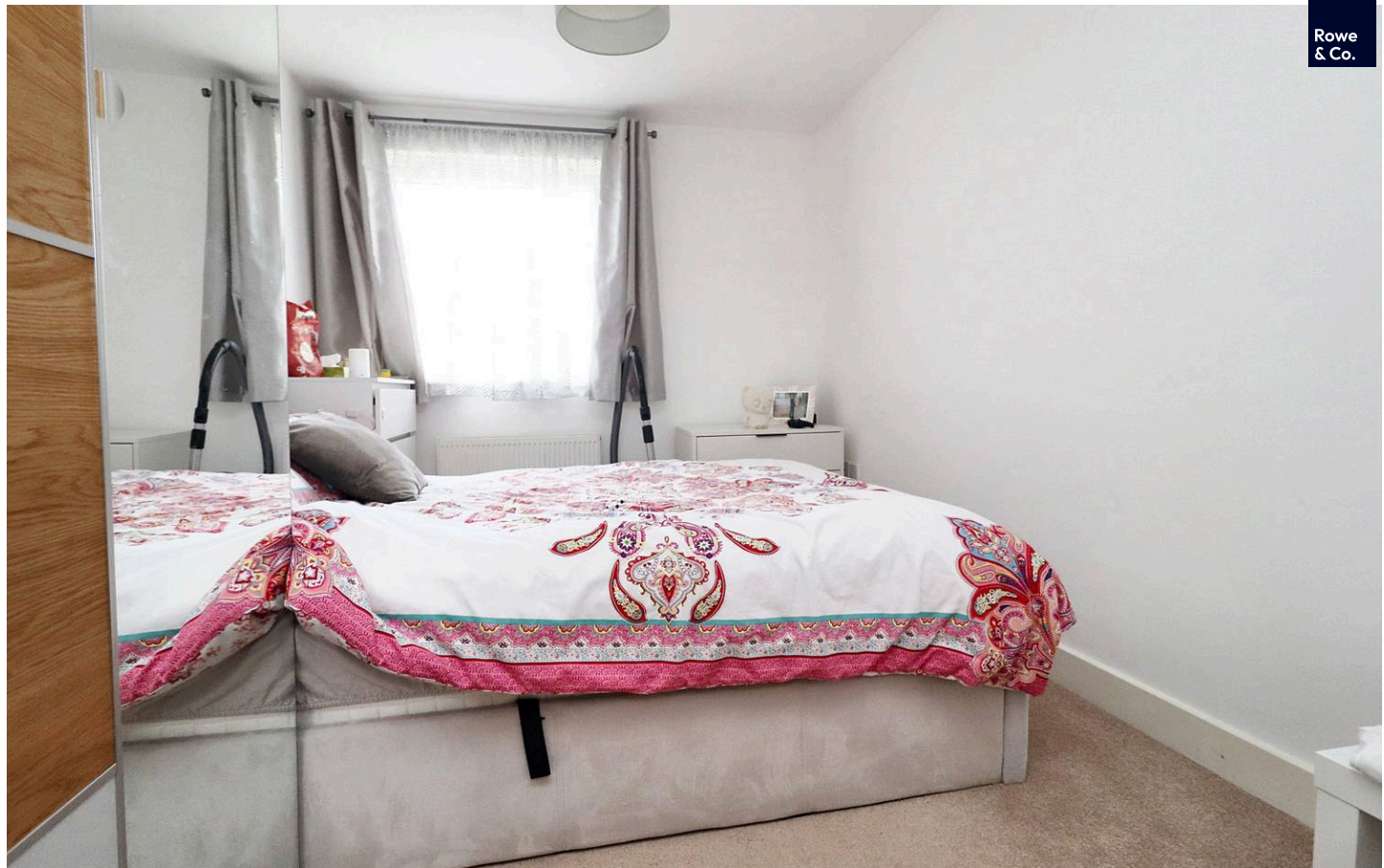
The property comes with two allocated parking spaces and visitor parking. The building has a lift and benefits from communal gardens.

Lease Length: 108 Years Remaining.

Service Charges: £2,500 PA.

Ground Rent: £250 PA.

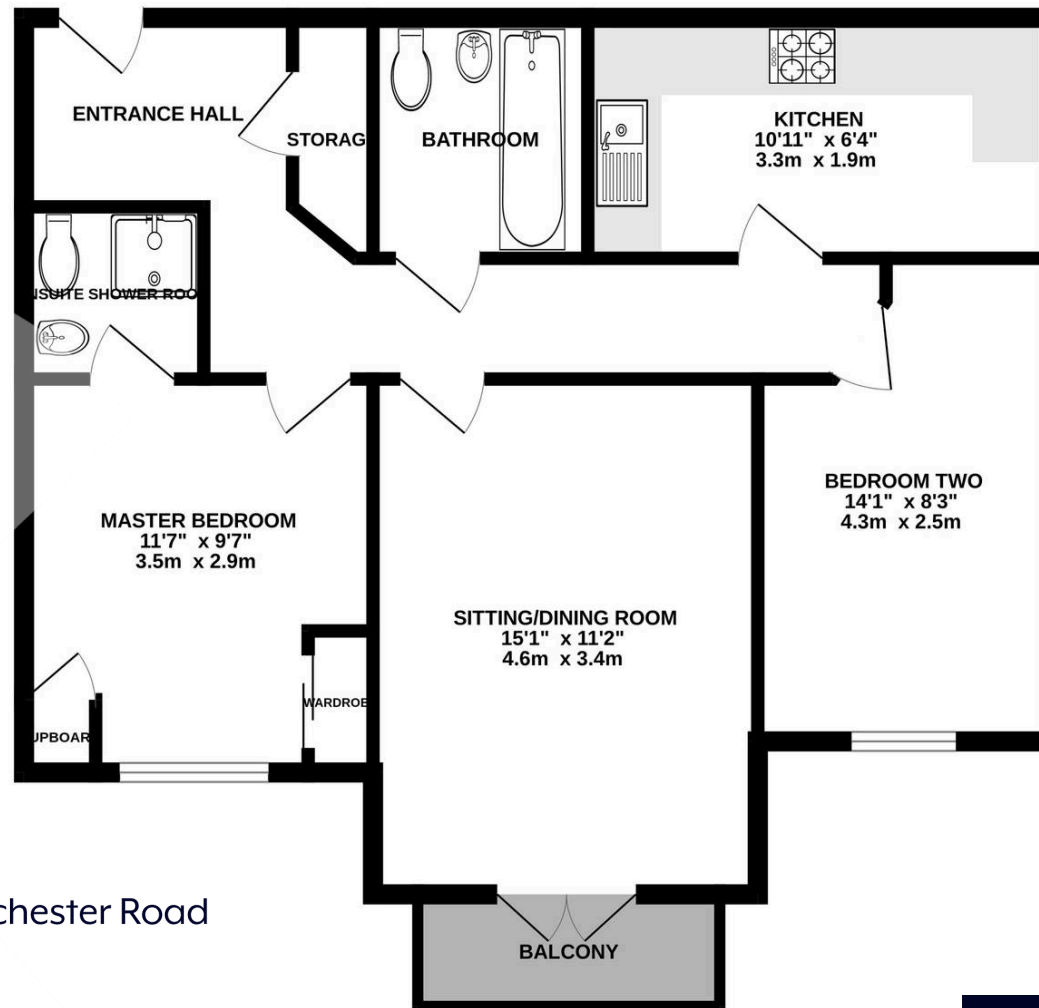
These details are to be confirmed by the vendors solicitor.



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& Co.



GROUND FLOOR



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Whilst 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 operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

