

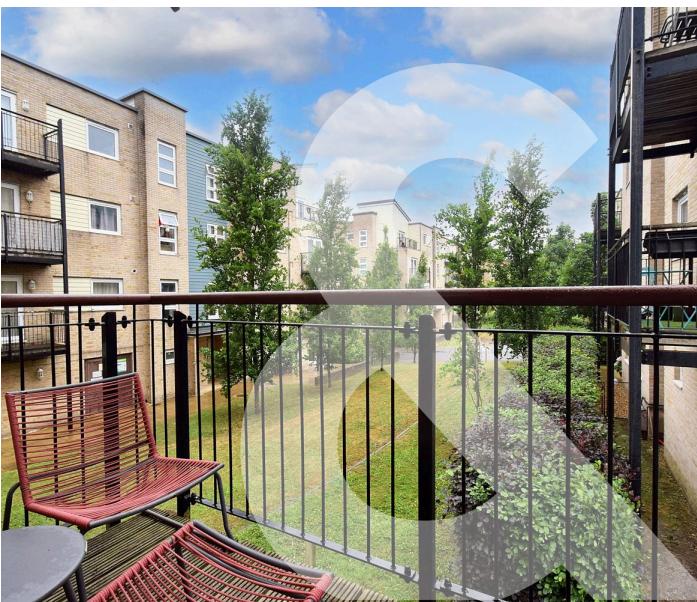
**Rowe
& Co.**



140 Hut Farm Place, Chandler's Ford

Eastleigh

In Excess of **£180,000**



140 Hut Farm Place

Chandler's Ford, Eastleigh

Located in the sought-after development of Hut Farm Place, this well-presented two-bedroom first floor apartment is ideally positioned within walking distance of the train station, local shops, and amenities — making it an excellent opportunity for first-time buyers or investors alike. The accommodation comprises: A generous sitting/dining room with access to a private balcony, well-equipped kitchen, two spacious bedrooms, including a master with en-suite and a modern family bathroom. Additional benefits include allocated parking and access to well-maintained communal areas.

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: C

- Allocated Parking
- Balcony
- Two Bedrooms
- En-Suite To Master

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INSIDE

The front door opens into a welcoming entrance hallway offering useful built-in storage. The sitting/dining room is a generously sized and light-filled space, featuring double doors leading to a private balcony, perfect for relaxing or entertaining.

The kitchen is fitted with a range of wall and base units with worktops over, an inset sink, electric oven with extractor, and space for appliances, providing a practical and functional layout. The master bedroom benefits from fitted wardrobes and a private en-suite, complete with a corner shower, sink unit, and WC in a matching suite.

The second bedroom is also well-proportioned and ideal as a guest room, home office, or additional sleeping space. The family bathroom is fitted with a modern white suite, comprising a panelled bath, sink unit, and WC, complemented by tasteful tiling.



OUTSIDE / LEASE

The property comes with an allocated parking space 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.



GROUND FLOOR



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



02381 102221



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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

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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