



**Connells**

Pirelli Way  
Eastleigh



## Property Description

Welcome to an exceptional investment opportunity in the desirable area of Eastleigh! This unique freehold property features a stunning three-bedroom duplex apartment and a commercial hair salon, offering an ideal blend of residential comfort and business potential.

### \*\*Duplex Apartment:\*\*

Accessed from the rear, this spacious duplex apartment spans two well-appointed floors. The first floor boasts a welcoming lounge with balcony, a modern fitted kitchen, and a convenient cloakroom. Ascend to the second floor to find three beautifully designed bedrooms, including a master bedroom with an en-suite bathroom, and a separate family bathroom. Allocated parking to the rear adds to the convenience of this fantastic home.

### \*\*Commercial Hair Salon:\*\*

The included hair salon is a fantastic commercial space, accessible from both the front and rear of the property. The salon features its own kitchen, a reception room, and a WC, ensuring a comfortable and professional environment for clients. With additional parking available, this salon is perfectly equipped for business success.

This property is not only a delightful home but also a promising business opportunity, all in one of Eastleigh's most sought-after locations. Don't miss out on this rare chance to invest in a versatile property with immense potential.

## Entrance Hall

Door to rear aspect. Radiator. Stairs to first floor.

## Cloakroom

Double glazed window to rear aspect. Wash hand basin. WC. Radiator. Extractor fan.

## Lounge

17' 2" max x 14' 5" max (5.23m max x 4.39m max)  
2x Double glazed door onto balcony area. Door leading down to ground floor shop. Radiator. TV & telephone port. Electric fireplace.

## Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)  
Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted gas hob with ext hood. Fitted electric oven. Space for fridge freezer. Space for washing machine. Stainless steel sink and drainer set into work top. Boiler fitted on the wall in a cupboard.

## Landing

Stairs from ground floor up to first floor landing. Double glazed window to side aspect. Built in storage over stairs. Radiator. loft access.

## Bedroom 1

13' 8" max x 8' 3" (4.17m max x 2.51m)  
Double glazed window to rear. Radiator. TV port.

## En-Suite

Shower cubicle. Vanity sink set into cupboard. WC. Extractor fan. Shaving port. Part tiled.

## Bedroom 2

10' 4" x 8' 11" (3.15m x 2.72m )  
Double glazed window to front aspect. Radiator. TV port.

### Bedroom 3

8' 8" x 5' 9" (2.64m x 1.75m)  
Double glazed window to rear and side aspect. Radiator.

### Bathroom

Double glazed window to front aspect. Bath. Vanity sink set into fitted cupboard. Radiator. WC. Shaving port. Extractor fan.

### Shop/Hair Dressers

### Kitchen

9' 5" max x 6' 6" max (2.87m max x 1.98m max)  
Rear door leads into kitchen area. Double glazed window to rear aspect. Sink and drainer set into worktop with cupboards below. Space for fridge freezer. Radiator. Door with staircase up to first floor flat. (Currently split off)

### W.C

Wash hand basin. WC. Electric heater. Electric consumer box.

### Hair Salon

17' 2" max x 14' 5" max (5.23m max x 4.39m max)  
Double glazed window to front aspect. PVC front door. Large built in storage cupboard. Plumbing and electric shower pump. Door for rear access.  
Reception room. Fitted cupboards and work top. Fitted sink. 9ft.8 max-7ft.5 max

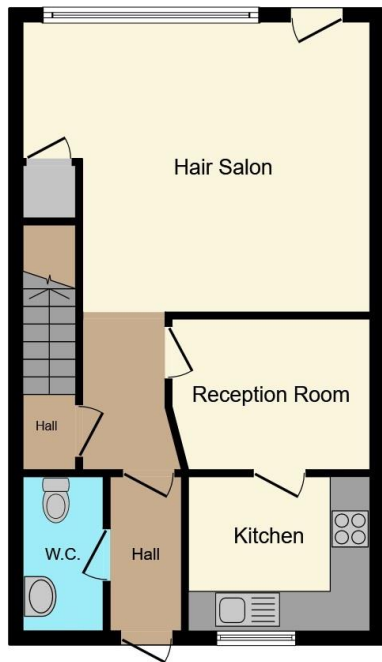
### Outside

Allocated parking to front and rear. .

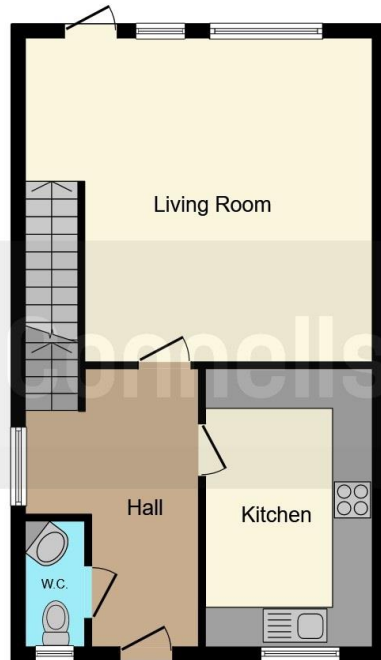
### Agent Notes

Flat- Currently tenanted  
Hair salon. under lease until June 2026-  
Commercial lease

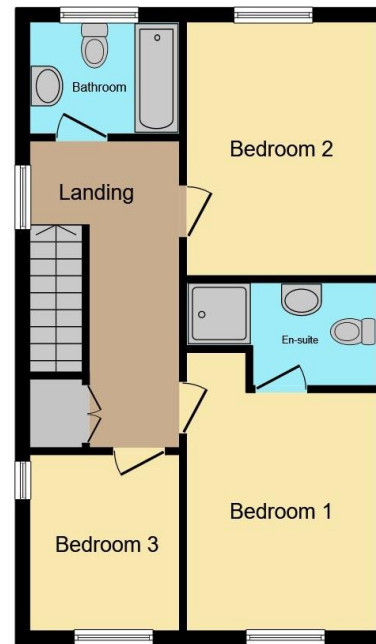




**Lower Ground Floor**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/EGH308426](http://connells.co.uk/Property/EGH308426)**



Tenure: Freehold



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