



**Connells**

Benny Hill Close  
Eastleigh





## Property Description

This well-maintained first-floor two-bedroom apartment in the desirable area of Eastleigh offers a blend of modern comfort and convenience.

The property features a spacious lounge diner with a charming feature fireplace and double doors leading to a Juliet balcony, creating a bright and airy living space.

The fitted kitchen is sleek and functional, perfect for all your culinary needs.

The apartment boasts two double bedrooms, with the master bedroom benefiting from a private en-suite. Additionally, there is a contemporary family bathroom.

Residents will enjoy the added convenience of allocated parking. Situated close to local amenities and offering excellent travel links, this modern apartment is perfect for comfortable and convenient living.

## Entrance Hall

Double glazed window to rear aspect. Telephone intercom. 2x Built in cupboards, boiler in cupboard. Radiator.

## Lounge Diner

16' 4" max x 10' 5" max (4.98m max x 3.17m max)

Double glazed window to front, Double glazed Juliet balcony. TV & telephone port. Radiator. Electric fireplace.

## Kitchen

11' x 6' (3.35m x 1.83m )

Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted gas hob with extractor hood and electric oven. Space for fridge freezer and washing machine. Stainless steel sink and drainer set into worktop with tiles splash back. Radiator.

## Bedroom 1

11' 1" x 9' 4" (3.38m x 2.84m)  
Double glazed window to front aspect.  
Radiator. TV port

## En-Suite

Shower cubicle. Vanity sink and unit. WC.  
Radiator. Extractor fan. Part tiled.

## Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)  
Double glazed window to front aspect.  
Radiator.

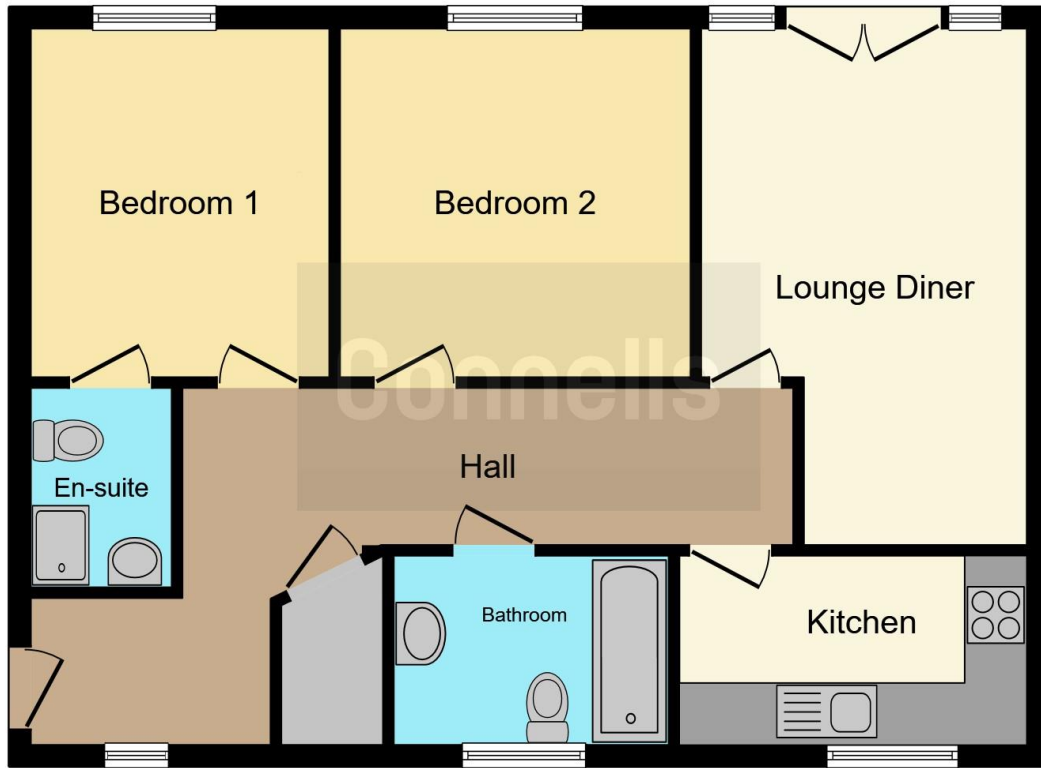
## Bathroom

Double glazed window to rear aspect. Bath  
with mixer tap. Vanity sink set into cupboards.  
WC. Radiator. Extractor fan. Part tiled.

## Outside

Allocated parking.





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)

To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/EGH308661](http://connells.co.uk/Property/EGH308661)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH308661 - 0002