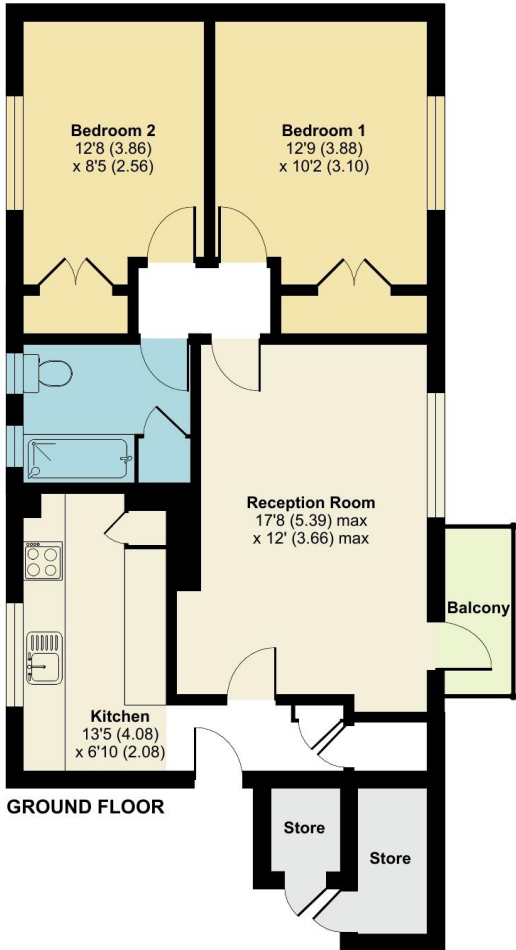
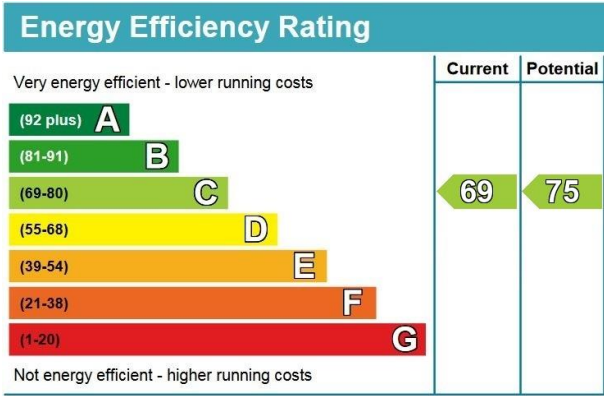


Sidbury Heights, Sidbury Circular Road, Tidworth, SP9

Approximate Area = 696 sq ft / 64.7 sq m (excludes stores)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Austin Hawk Ltd. REF: 1316552



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Alexander House, Tidworth Guide Price £160,000 Leasehold

- Top Floor Flat
 - Ample Built-in Storage
 - Kitchen
 - Bathroom
 - Proximity to Transport Network
- Communal Entrance
 - Living/Dining Room with Balcony
 - Two Double Bedrooms
 - Allocated Parking
 - Close to Local Amenities



DESCRIPTION: Fully renovated internally in recent years by the current owner, this delightful, two-double-bedroomed, top-floor flat in Tidworth benefits from a quiet location surrounded by open green space with views across the town. Potentially the perfect starter home or ideal investment opportunity, the property comes with a very healthy remaining lease term with the property benefiting from an allocated parking space amongst ample communal parking options. The well-presented accommodation comprises a communal entrance, with built-in storage on the communal landing which is adjacent to the front door to the property, an entrance hallway, a living/dining room with a balcony, a kitchen, two double bedrooms and a bathroom. Outside to the rear is a communal garden area plus the allocated parking.

LOCATION: Tidworth sits on the eastern edge of Salisbury Plain, approximately 10 miles west of Andover and 12 miles south of Marlborough with the Cathedral City of Salisbury, with a wide range of shopping and recreational facilities 15 miles to the south. Tidworth itself has many local amenities, including supermarkets, veterinary surgeries, various eateries, a dental practice, pre-school, primary and secondary schools, a leisure/fitness centre & swimming pool. Tidworth is also the home of Tidworth Polo Club, which is the second largest in the country and frequently plays host to royalty. Alexander House is located on Sidbury Circular Road, just off the A338 Salisbury to Marlborough trunk road. The A303 is close by and provides a link to the M3 and on to London as well as the west country. Mainline rail services are available from both Grateley (6 miles) and Andover into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: There are numerous communal parking options to the front of the property with pedestrian access to the communal front door and entrance lobby via a path through a lawned frontage. To the rear of the property is the allocated parking and communal garden area. Stairs to all floors are accessed from the communal entrance with the communal landing providing two separate built-in storage cupboards. Front door into:

ENTRANCE HALLWAY: Door to a built-in storage cupboard housing the consumer unit and electric meter. Door to a built-in, walk-in storage cupboard. Access to a partially boarded loft space via a loft ladder. Doorway to:

KITCHEN: Galley-style kitchen with a rear aspect, newly fitted in 2017. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset ceramic sink and drainer, inset ceramic hob with extractor over and an oven/grill below. Integrated fridge freezer, space and plumbing for a washing machine. Cupboard housing a wall-mounted gas boiler.

LIVING/DINING ROOM: Window to the front plus an external door opening out to a balcony with views across Tidworth. Radiator. Part-glazed internal door to:

BEDROOM ONE: Accessed by a small inner hallway from the living/dining room, bedroom one has a front aspect with views across Tidworth. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

BATHROOM: Newly fitted in 2017. Windows to the rear. Fully tiled bath enclosure with a P-shaped shower-bath with shower over. Close-coupled WC, hand wash basin and a heated towel rail. Door to a built-in, shelved linen cupboard.

TENURE: Leasehold with 155 years remaining of the lease term. Annual service fee of £1080 per annum. Peppercorn ground rent paid off during year one of the lease.

SERVICES: Mains drainage, water, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

