



sparks ellison

# 141 Hut Farm Place, Chandler's Ford, SO53 3LR

£200,000

A modern purpose built first floor apartment presented in excellent decorative order. The property comprises an open plan sitting room/kitchen with built in breakfast bar and a balcony. The master bedroom is complemented by an en-suite shower room, whilst bedroom two is served by the main bathroom. The property benefits from an allocated parking space and sits within communal grounds.

## ACCOMMODATION

### GROUND FLOOR

**Communal Entrance Hall:**  
Stairs and lift to all floors.

### FIRST FLOOR

**Entrance Hall:**  
Wall mounted security entry phone, two built in storage cupboards.

**Sitting Room/Kitchen:**  
22'5" x 11'9" (6.84m x 3.59m) Door to balcony. The kitchen area comprises built in oven, built in four ring electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, built in breakfast bar.

**Bedroom 1:**  
10'4" x 10' (3.15m x 3.05m) Fitted wardrobe.

**En-suite Shower Room:**  
5'8" x 5'8" (1.73m x 1.73m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

**Bedroom 2:**  
10'4" x 9'1" (3.15m x 2.78m) Built in cupboard.

**Bathroom:**  
6'8" x 6'5" (2.03m x 1.96m) White suite with chrome fittings comprising bath with shower attachment, wash hand basin, WC.

### OUTSIDE

The property sits within communal grounds and benefits from an allocated parking space. Communal secure storage area for bikes and other over sized belongings.

## OTHER INFORMATION

**Tenure:**  
Leasehold

**Term of Lease:**  
125 years from 2008

**Ground Rent:**  
£125 every 6 months

**Maintenance Charge:**  
Approximately £1500 every 6 months in April and October

**Approximate Age:**  
2008

**Approximate Area:**  
692sqft/64.3sqm

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Fryern Infant/Junior School

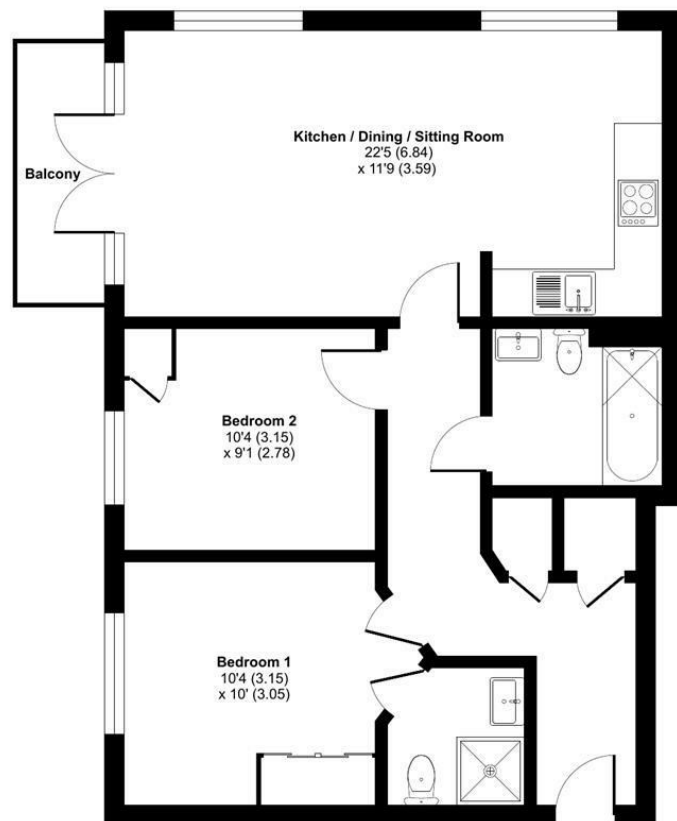
**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band B - £1,459.14 22/23

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.

First Floor = 692 sq ft / 64.3 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1297113.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 78                      | 78        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



