



111 Sycamore Avenue, Chandler's Ford, SO53 5RG £1,100 Per Calendar Month

*** ALREADY LET AGREED. NO MORE ENQUIRIES PLEASE ***

A well presented and spacious first floor maisonette located in Hiltingbury and within catchment for the popular Hiltingbury and Thornden Schools. The property benefits from a modern kitchen and bathroom together with double glazed windows, and garage. The property is also conveniently close to a range of local shops.

ACCOMMODATION

Reception Hall:

Wooden flooring, storage cupboard,.

Sitting Room:

16' x 10'11" (4.88m x 3.33m) Wooden flooring, views over the green.

Kitchen:

12'4" x 7'2" (3.76m x 2.18m) Range of modern white gloss units with stainless steel furniture, stainless steel electric oven and gas hob with extractor hood over, fridge, freezer, washing machine, tiled floor, boiler.

Bedroom 1:

12'4" x 10'11" (3.76m x 3.33m) Views over the green.

Bedroom 2:

7'1" x 5'9" (2.16m x 1.75m) Modern white suite with chrome fittings comprising bath with shower unit over and glazed screen, wash basin, wc, tiled floor.

Bathroom:

7'1" x 5'9" (2.16m x 1.75m) Modern white suite with chrome fittings comprising bath with shower unit over and glazed screen, wash basin, wc, tiled floor.

OUTSIDE

Communal Garden:

To the rear of the property is a communal garden and drying area.

Single Garage:

Located in a nearby block.

OTHER INFORMATION

Approximate Area:

61sqm/656sqft

Management:

Rent Collection

Availability:

16th June 2025

Furnished/Unfurnished:

Unfurnished

Deposit:

£1269

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

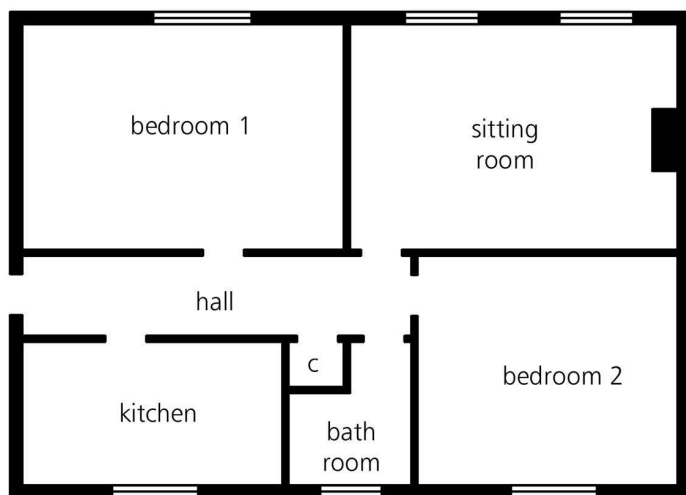
Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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