





Flat 8 Dean Place Hursley Road, Chandler's Ford, SO53 2RP

£350,000

Located in central Chandler’s Ford, this stunning ground floor apartment offers a perfect blend of comfort and convenience. Positioned at the rear corner of the building, the flat enjoys a delightful westerly aspect, allowing for plenty of natural light throughout the day. The property features two generously sized double bedrooms, both equipped with built-in wardrobes, providing ample storage space. The spacious sitting room boasts a dual aspect, creating a bright and airy atmosphere, ideal for relaxation or entertaining guests. The comprehensively fitted kitchen/breakfast room is perfect for culinary enthusiasts, offering a functional space to prepare meals and enjoy dining. This apartment also includes two well-appointed bathrooms, comprising an ensuite and a separate bathroom, ensuring convenience for both residents and visitors. An allocated parking space adds to the practicality of this lovely home. Well presented throughout, this property is ready for you to move in without delay, as there is no forward chain. Its prime location means you are conveniently close to local shops, doctors, and the railway station, making it an ideal choice for those seeking a vibrant community with easy access to amenities. This charming apartment is perfect for first-time buyers, downsizers, or investors looking for a quality property in a sought-after area. Don't miss the opportunity to make this delightful apartment your new home.

ACCOMMODATION

Ground Floor

Reception Hall:

A spacious central area with access to all rooms, airing cupboard and storage cupboard.

Sitting Room/Dining Room:

18'4" x 14'3" (5.58m x 4.33m) A dual aspect room with windows to two sides, doors to the terrace.

Terrace:

A patio area with pleasant westerly aspect.

Kitchen/Breakfast Room:

15'9" x 6' (4.80m x 1.83m) A comprehensive range of units, electric oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, space for table and chairs, tiled floor.

Bedroom 1:

16' x 10'5" (4.88m x 3.17m) Built in wardrobe.

En-Suite Shower Room:

Suite comprising double width shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:

12'9" x 10' (3.89m x 3.05m) Built in wardrobe.

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

OUTSIDE

Parking:

There is one allocated parking space as well as visitor parking spaces.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

125 years from 2025

Ground Rent:

£247.09

Maintenance Charge:

£1500 per annum

Approximate Age:

2000

Approximate Area:

Sellers Position:

No forward chain

Heating:

Electric Economy 7 and Underfloor in the hallway

Windows:

UPVC double glazing

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

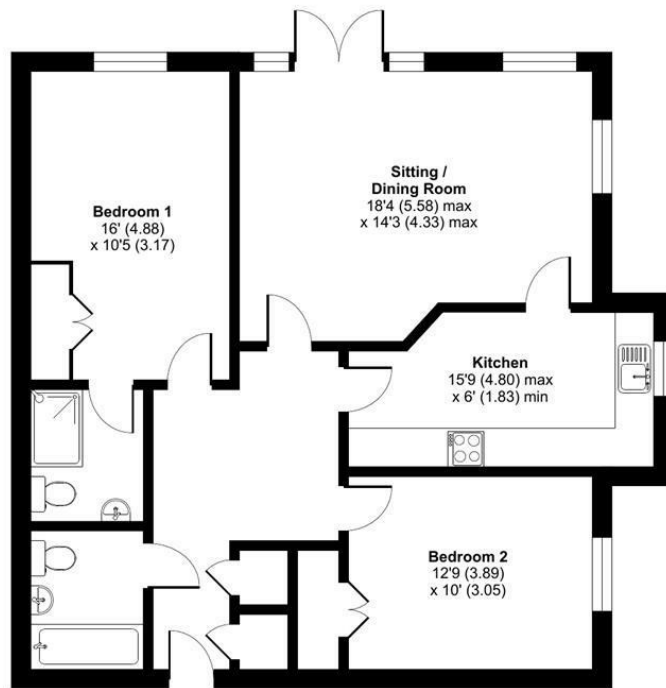
Council Tax:

Band C

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 929 sq ft / 86.3 sq m  
For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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.





