



Eling Hill
£499,950

brantons



Property

Brantons Independent Estate Agents proudly present to the market a rare and exciting opportunity to purchase this magnificent Georgian apartment. This historical Grade II listed property was constructed circa 1795 and offers an abundance of charm and character; as well as a real sense of elegance and grandeur.

There are two entrances to the apartment, one being the master entrance and the other is the historical servant's entrance. The internal accommodation consists of a spacious lounge with feature fireplace and bay window, and a kitchen-diner, also with bay window. The lounge and kitchen-diner both enjoy stunning far reaching views across Goatee beach and the river Test, and have ceiling heights approximately 12 feet tall. There are three bedrooms, a four piece family bathroom, and an en-suite W.C to bedroom two. The garden approaches an acre and is well maintained with beautiful lawns, and an array of established plants, shrubs and trees. The garden also has private access on to Goatee beach. There is an ample amount of off road parking available, and the private use of a double-length garage (approx. 32' 11" x 9' 3"). This property provides a way of living that is quiet and peaceful, yet retains easy access to local amenities including shops, and transport links. This special opportunity seldom comes around and as result, we urge anyone interested to contact Brantons at the earliest moment to organise a viewing.

The property benefits from the remainder of a 999 year lease. The service charge is 200 pounds per calendar month and is paid monthly. The service charge includes garden maintenance and pruning, window cleaning, communal area maintenance and cleaning, electric to the communal areas and building insurance costs.

Features

- Character Georgian Property Built c.1795
- Three Bedrooms
- Impressive 12ft High Ceilings and Wonderful Double Bay Window Views
- Lounge With Feature Fireplace
- Luxury Kitchen-Diner with Central Preparation Island & Integrated Appliances
- Four Piece Family Bathroom
- Off Road Car Parking & Double Length-Garage
- Established Garden With Direct Access to Goatee Beach
- Highly Sought After Location on Eling Hill
- Motivated Vendor With Suited Forward Purchase
- Gas Central Heating & Secondary Glazing to Bedrooms & Bathroom

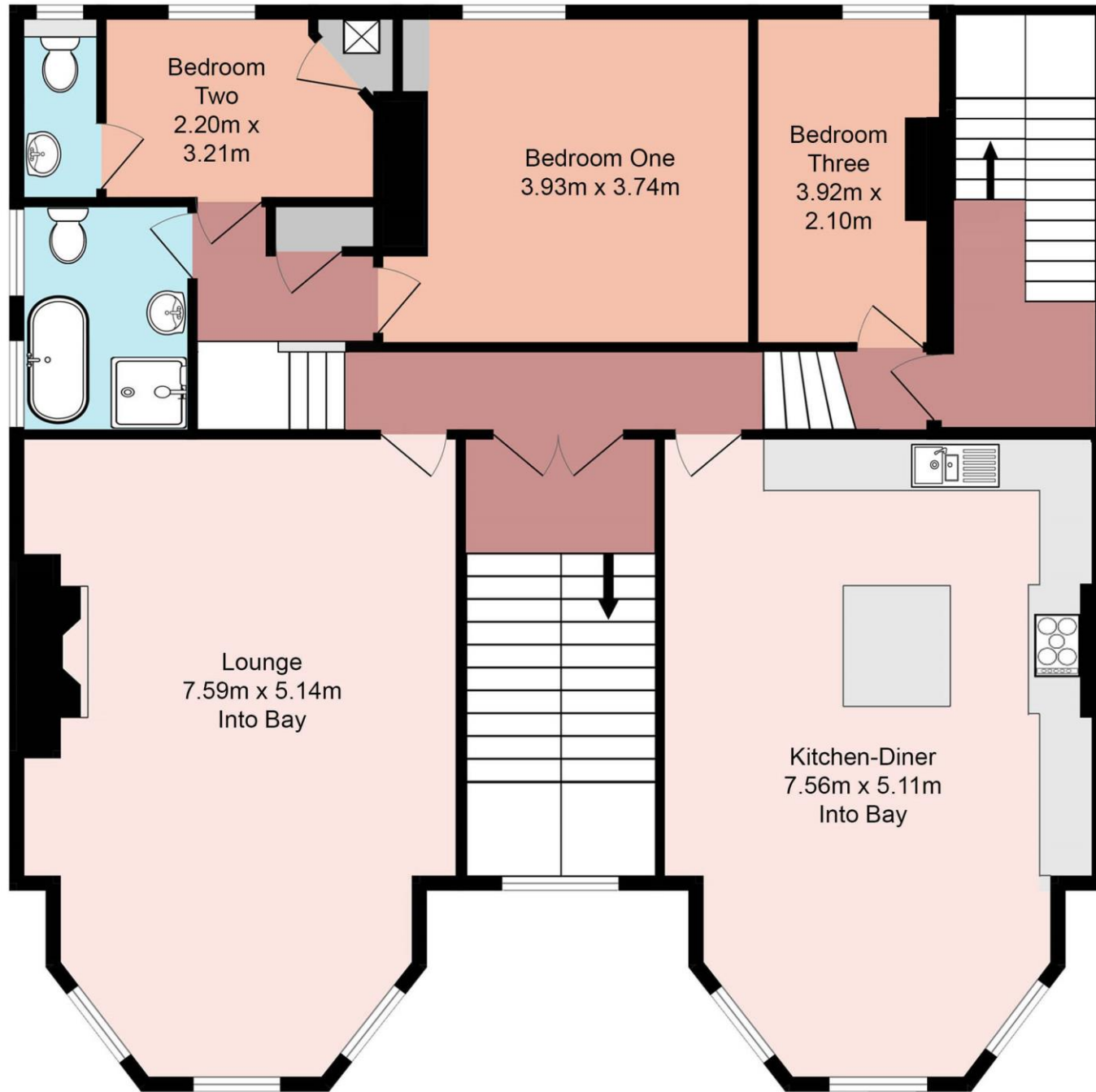


Area

The picturesque village of Eling boasts a vast array of historic appeal including Eling Tide Mill, which is open to the public and has been grinding wheat grain into flour since the 11th Century and is still milling to this day. On Eling Hill you will find St Mary's church which dates back the Norman times with Saxon foundations. Many parts of the Norman church are still visible but restoration work carried out between 1863 and 1865 now covers much of the older building.

Locals and dog walkers alike enjoy several scenic walks around Eling Creek and on Goatee beach which is a popular recreation and picnic spot in the summer. Eling Creek features lovely views of sailing vessels as it is home to the local Yacht Club. There are two pubs in the area to choose from as well as a traditional English Tea Rooms which shares the same building as the Totton & Eling Heritage Centre. Eling offers excellent transport links with easy access to Totton train station (including mainline services to London Waterloo), motorways, Southampton City centre and the New Forest National Park. The area falls also within the highly regarded Foxhills and Hounslow catchments.





Bedroom
Two
2.20m x
3.21m

Bedroom
One
3.93m x 3.74m

Bedroom
Three
3.92m x
2.10m

Lounge
7.59m x 5.14m
Into Bay

Kitchen-Diner
7.56m x 5.11m
Into Bay

Accommodation

Lounge 24' 11" x 16' 10" (7.59m x 5.14m) Into Bay

Kitchen-Diner 24' 10" x 16' 9" (7.56m x 5.11m) Into Bay

Bedroom One 12' 11" x 12' 3" (3.93m x 3.74m)

Bedroom Two 10' 6" x 7' 3" (3.21m x 2.20m)

En-suite W.C 6' 11" x 3' 0" (2.11m x 0.92m)

Bedroom Three 12' 10" x 6' 11" (3.92m x 2.10m)

Bathroom 8' 9" x 6' 8" (2.67m x 2.03m)

Garage 32' 11" x 9' 3" (10.03m x 2.83m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the first exit onto the A326. At the traffic lights turn left onto Jacobs Gutter Lane. Take the next left continuing on Jacobs Gutter Lane and proceed straight ahead onto Eling Hill. The property will be found on the right hand side.

Distances

Motorway: 1.9 miles
Southampton Airport: 8.8 miles
Southampton City Centre: 4.7 miles
New Forest Park Boundary: 1.9 miles
Train Stations
Ashurst: 3.4 miles
Totton: 0.9 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Share of Freehold
School Catchments
Infant: Eling
Junior: Foxhills
Senior: Hounsdown

Energy Performance

4/24/24, 2:41 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Eling Hill SOUTHAMPTON SO40 9	Energy rating D	Valid until: 9 October 2033
Certificate number:		

Property type	Mid-floor flat
Total floor area	119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

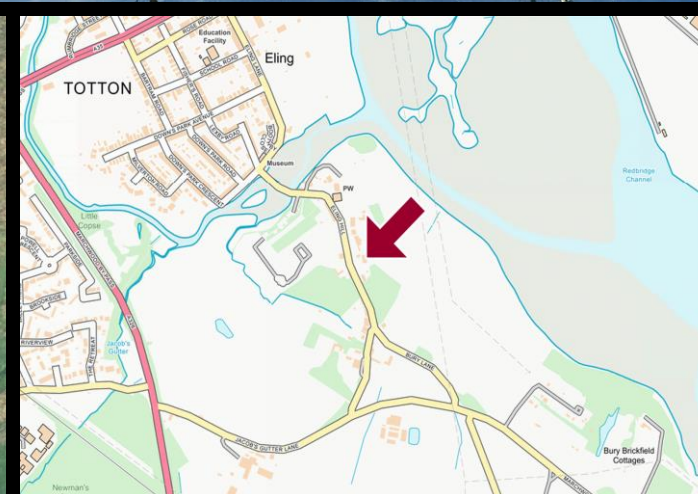
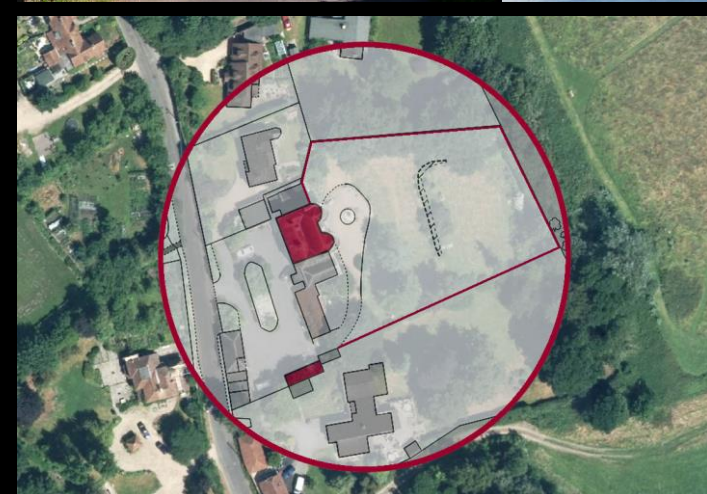
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		





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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 distances and 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 Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

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