



Eling
£325,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this charming and extended family home situated within the highly regarded residential area of Eling.

The ground floor layout is comprised of a lounge with bay window and feature fireplace, spacious dining room, contemporary kitchen, utility room, and a W.C.

The first floor accommodation consists of three bedrooms with both bedrooms one and two being generous double rooms with character fireplaces and built in wardrobes to the second bedroom. There is also a modern family sized bathroom.

The rear garden is mainly laid to lawn with a decked seating area and blocked paved hardstanding accessed via a rear service road. No forward chain is offered and Brantons advise that an early viewing comes highly recommended.

Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception.

Features

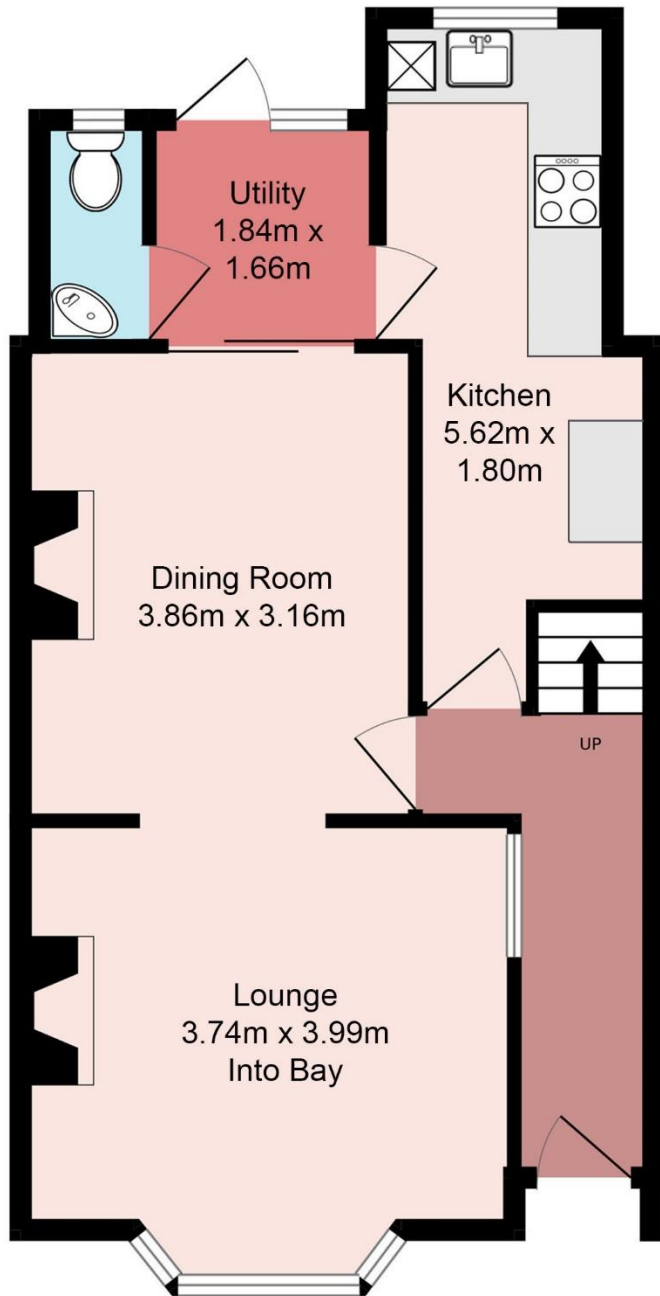
- *NO FORWARD CHAIN*
- Charming Mid-Terrace Home
- Three Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Spacious Dining Room
- Contemporary Kitchen
- Utility Room & W.C
- Family Bathroom
- Enclosed Rear Garden With Decked Seating Areas
- Desirable Residential Area Close To Waterfront



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.





Ground Floor
46.1 sq.m. approx.



1st Floor
41.7 sq.m. approx.

Accommodation

Lounge 12' 3" x 13' 1" (3.74m x 3.99m) Into Bay

Dining Room 12' 8" x 10' 4" (3.86m x 3.16m)

Downstairs W.C 6' 8" x 2' 11" (2.02m x 0.88m)

Utility Room 6' 0" x 5' 5" (1.84m x 1.66m)

Kitchen 18' 5" x 5' 11" (5.62m x 1.80m) Maximum

Bedroom One 12' 6" x 10' 6" (3.82m x 3.20m) Into Bay

Bedroom Two 12' 8" x 8' 4" (3.86m x 2.55m) Plus Wardrobes

Bedroom Three 11' 0" x 5' 5" (3.35m x 1.66m)

Bathroom 8' 8" x 5' 11" (2.63m x 1.81m)





Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit on to Ringwood Road /A336. 3) At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the next left into Lexby Road.

Distances

Motorway: 1.8 miles
 Southampton Airport: 9.2 miles
 Southampton City Centre: 5.9 miles
 New Forest Park Boundary: 1.3 miles
 Train Stations
 Ashurst: 2.9 miles
 Totton: 0.6 miles

Information

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

Energy Performance

9/22/24, 11:12 AM

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

Energy performance certificate (EPC)

Lexby Road Totton SOUTHAMPTON SO40 9	Energy rating D	Valid until: 17 May 2033
		Certificate number:

Property type	Mid-terrace house
Total floor area	87 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) (<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 B.

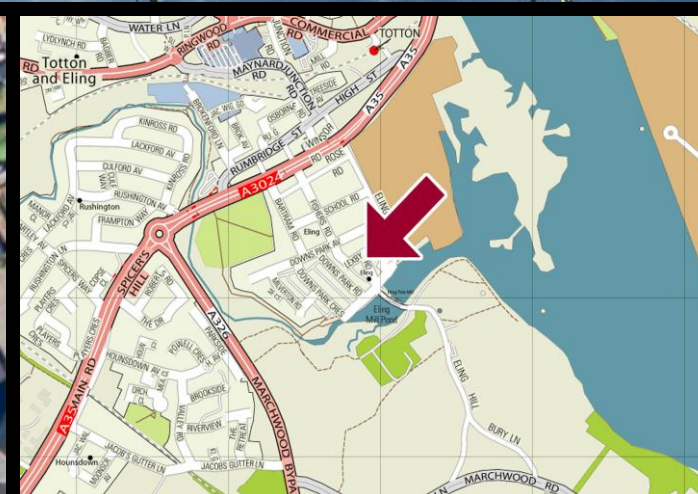
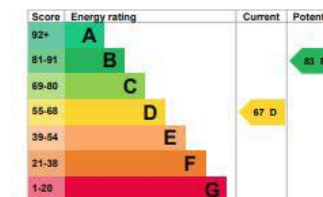
[See how to improve this property's energy efficiency.](#)

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





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Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

t: 02380 875 020

e: enquiries@brantons.co.uk

