



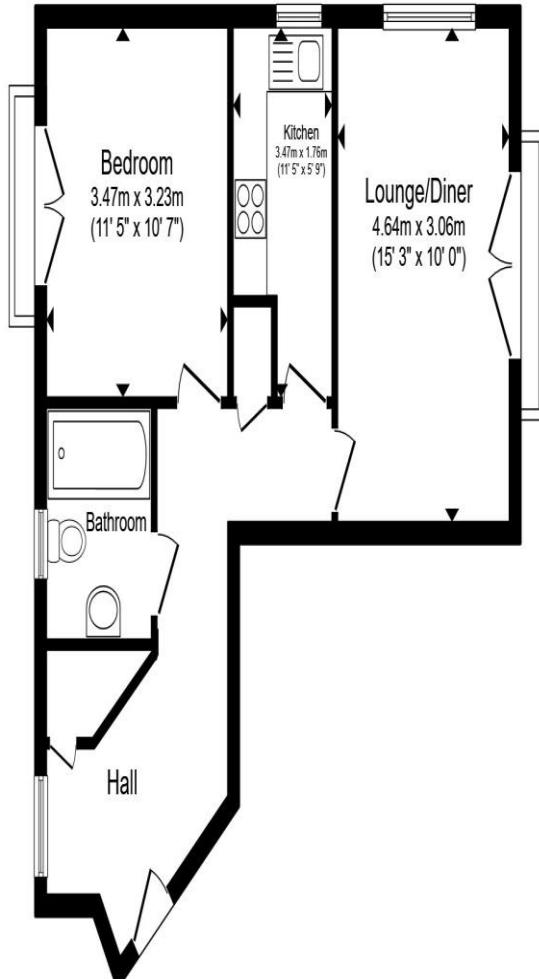
**Benny Hill Close, Eastleigh. SO50 5GG**

fox & sons

**welcome to  
Benny Hill Close, Eastleigh**

Bright top-floor one-bedroom flat with Juliet balconies in the lounge/diner and bedroom. Recently redecorated with a new bedroom carpet, this modern home offers a roomy layout, fitted kitchen, contemporary bathroom and allocated parking in a well-kept development.





**Floor Plan**

Total floor area 49.3 m<sup>2</sup> (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agent Note**

**Entrance Hall**

**Lounge/Diner**

15' 3" x 10' ( 4.65m x 3.05m )

**Kitchen**

11' 5" x 5' 9" ( 3.48m x 1.75m )

**Bedroom**

11' 5" x 10' 7" ( 3.48m x 3.23m )

**Bathroom**

**Parking**

welcome to

## Benny Hill Close, Eastleigh

- CHAIN FREE
- RECENTLY REDECORATED
- TWO JULIET BALCONIES
- SPACIOUS LOUNGE
- ALLOCATED PARKING

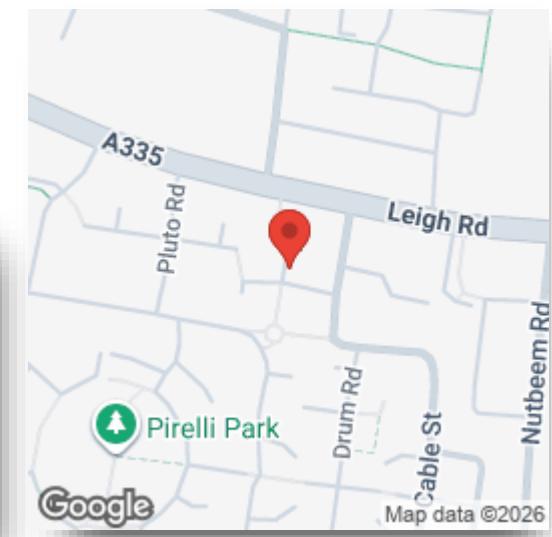
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 150.00

### Directions to this property:

From Fox and Sons Estate Agents Eastleigh  
44 Market St, Eastleigh SO50 5RA  
Head towards Regal Walk  
Turn left onto Wells Pl  
At the roundabout, take the 1st exit onto Southampton Rd/A335  
Continue to follow A335  
At the roundabout, take the 1st exit onto Romsey Rd/A335  
Continue to follow A335  
Turn left onto Sopwith Rd, turn right onto Benny Hill Cl the property is located on the left where you will see our For Sale Board



**view this property online** [fox-and-sons.co.uk/Property/ELH106867](http://fox-and-sons.co.uk/Property/ELH106867)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

ELH106867 - 0003



**023 8061 8522**



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