



sparks ellison

53 Hut Farm Place, Chandlers Ford, SO53 3LQ

£1,900 Per Calendar Month

A modern three/four bedroom end of terrace town house arranged over three floors and situated close to the centre of Chandlers Ford. Living accommodation includes a ground floor kitchen/breakfast room with built in appliances, first floor sitting room with doors to small balcony, driveway and garage.

ACCOMMODATION

Ground Floor

Entrance Hall:

Large built in coats cupboard, stairs to first floor.

Cloakroom:

6'8" x 3'5" (2.03m x 1.04m) White suite with chrome fittings comprising wash hand basin, wc.

Kitchen/Dining Room:

17'4" x 10'9" (5.28m x 3.28m) Built in double oven, built in four ring electric hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, boiler in cupboard, space for table and chairs.

First Floor

Landing:

Stairs to second floor.

Sitting Room:

17'4" x 15'10" (5.28m x 4.83m) 17'4" max x 15'10" max (5.28m x 4.83m) Doors to small balcony.

Bedroom 3:

10'2" x 9'4" (3.10m x 2.84m)

Bathroom:

7'5" x 6'5" (2.26m x 1.96m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, wc.

Second Floor

Landing:

Built in airing cupboard, access to loft space.

Bedroom 1:

13'10" max x 11'8" max (4.22m x 3.56m) Built in double wardrobe, further built in wardrobe.

En-Suite:

7'5" x 5'11" (2.26m x 1.80m) White suite with chrome fittings comprising double width shower cubicle, wash hand basin, wc.

Bedroom 2:

11'4" x 9'5" (3.45m x 2.87m)

Bedroom 4/Study:

7'5" x 6'6" (2.26m x 1.98)

OUTSIDE

Front:

Planted bed with mature hedgerow, driveway providing off road parking.

Rear Garden:

Approximately 28' x 18' and comprises area laid to lawn, area laid to timber deck, outside tap, side pedestrian access.

Garage:

17'5" x 9' (5.31m x 2.74m) With up and over door, power and light.

OTHER INFORMATION

Approximate Age:

2008

Approximate Area:

118sqm/1270sqft (Details taken from EPC)

Availability:

Mid August 2026

Management:

Tenant find only

Deposits:

Holding Deposit - £438.46

Security Deposit - £2192.00

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

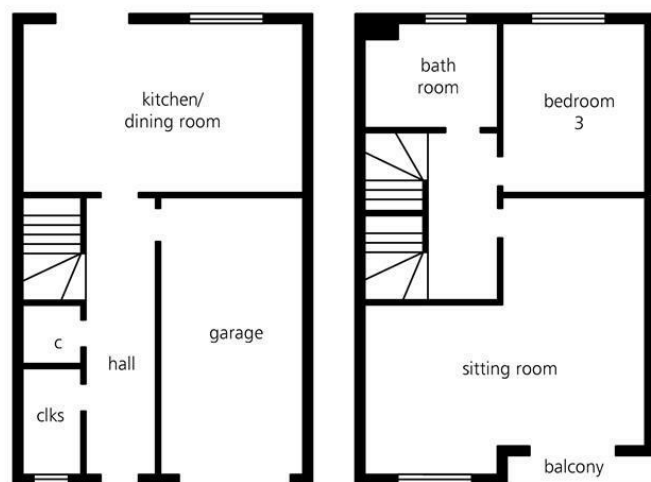
Toynbee Secondary School

Local Council:

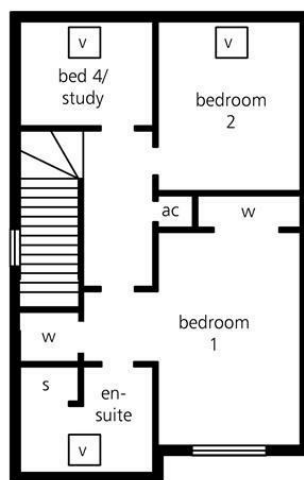
Eastleigh Borough Council 02380 688000

Council Tax:

Band D



first floor plan



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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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