



sparks ellison

98 Park Road, Chandler's Ford, SO53 1HY

£1,150 Per Calendar Month

A two bedroom first floor maisonette situated close to the centre of Chandlers Ford and within catchment for Thornden School. The property benefits from well proportioned rooms along with two separate garden areas to the rear of the property and a garage in a block also to the rear.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor.

First Floor

Landing:
Built in airing cupboard.

Sitting Room:
15'6" x 10'6" (4.72m x 3.20m)

Kitchen:
10'10" x 6'4" (3.30m x 1.93m) Electric oven with gas hob, fitted extractor hood, fridge/freezer, washing machine, wall mounted boiler.

Bedroom 1:
10'10" x 9'11" (3.30m x 3.02m)

Bedroom 2:
12' x 8' (3.66m x 2.44m) Built in double wardrobe.

Bathroom:
7'4" x 4'11" (2.24m x 1.50m) Bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

Rear Garden:
To the rear of the property is a small garden with rotary washing line. There is a further garden to the rear of the garages open plan and laid to lawn.

Garage:
15'5" x 8' (4.70m x 2.44m) With up and over door, the garage is the second one in from the left in a row of four.

OTHER INFORMATION

Approximate Age:
1966

Approximate Area:
54sqm/581sqft (Details taken from EPC)

Availability:
Mid September 2026

Managment:
Tenant find only

Deposit:
Holding Deposit - £265.38
Security Deposit - £1326

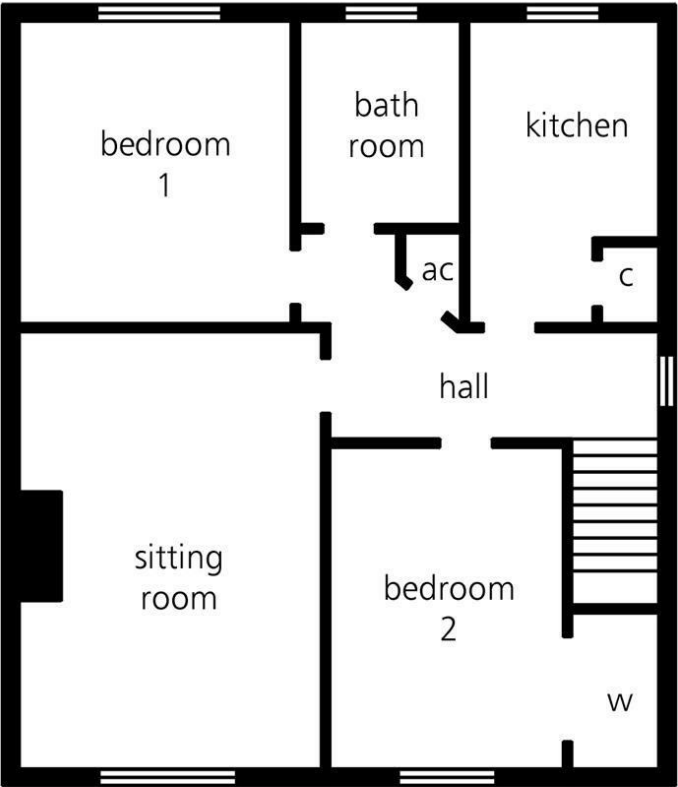
Furnished/Unfurnished:
Unfurnished

Infant/Junior School:
Chandlers Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band B



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

