



**Connells**

Chandlers Gate Hursley Road  
Chandler's Ford Eastleigh



# Chandlers Gate Hursley Road Chandler's Ford Eastleigh SO53 2RT

for sale  
**£175,000**



## Property Description

TWO BEDROOM upper floor flat in Chandlers Ford in Eastleigh comprising of entrance hall, lounge, kitchen, bathroom, ensuite, parking space and visitor car parking.

Chandler's Ford is a thriving Hampshire town, well-regarded for its excellent selection of shops, eateries, and pubs, as well as outstanding public and private schools including St Francis Primary, Sherborne House, and access to both Southampton and Winchester universities. Outdoor enthusiasts will appreciate the nearby South Downs National Park and New Forest.

Commuters benefit from superb transport links via the M3 and M27, with nearby railway stations offering direct connections to Winchester, Southampton, and London Waterloo. Southampton Airport is also conveniently close, offering flights across the UK and Europe.

## Entrance Hall

Intercom. Radiator. Storage cupboard housing boiler.

## Lounge

10' 2" into excess x 15' 3" ( 3.10m into excess x 4.65m )  
Double glazed windows to rear aspect x2.  
Radiator x2. TV point, carpeted

## Kitchen

10' 5" x 5' 8" ( 3.17m x 1.73m )  
Fitted kitchen with wall and base units. Integral oven and hob with extractor fan. Stainless steel sink and drainer. Space for fridge freezer and washing machine.



## Bedroom 1

10' 8" x 9' 7" ( 3.25m x 2.92m )  
Double glazed window to rear aspect.  
radiator, carpeted

## En-Suite

Toilet. Vanity sink. Shower. Extractor fan.  
Radiator.

## Bedroom 2

9' 2" x 10' 2" ( 2.79m x 3.10m )  
Double glazed window to front aspect,  
radiator, carpeted

## Bathroom

Toilet. Vanity sink. Bath. Extractor fan.

## Outside

One allocated parking space and visitor  
parking.

## Parking

One allocated parking space and one visitor  
car parking space





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1893.68

Ground Rent:  
 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309150](http://connells.co.uk/Property/EGH309150)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. 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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EGH309150 - 0003

