



sparks ellison

# 133 Hiltingbury Road, Chandlers Ford, SO53 5NP

£240,000

A charming two bedroom ground floor flat that presents an excellent opportunity for first time buyers or those seeking a low maintenance living space. The property is situated within an attractive block and is offered with no forward chain. Upon entering, you will find a well proportioned open plan reception room/kitchen that provides a welcoming atmosphere, perfect for relaxation or entertaining guests and with a number of built in appliances. There are two good size bedrooms, one of which opens onto the communal garden. The flat also features a well-maintained bathroom, ensuring convenience and comfort. Externally, the block benefits from a communal garden with No.3 being the only flat that opens directly onto the patio area of the garden. There is also a storage shed and communal parking area. One of the standout features of this property is its location. It falls within the catchment area for the highly regarded Hiltingbury and Thornden schools. Additionally, residents will appreciate the proximity to local shops and a nearby recreation ground, providing ample opportunities for leisure and community engagement.

## ACCOMMODATION

### Communal Entrance Hall:

#### Entrance Hall:

Wall mounted security entry phone, built in storage cupboard.

#### Sitting Room/Kitchen:

20'3" x 14'1" (6.16m x 4.30m) Open plan living area incorporating sitting room that opens onto the communal gardens. Kitchen area comprises built in oven, built in electric hob, fitted extractor hood, integrated dishwasher, integrated washing machine, space for fridge freezer, built in storage cupboard housing boiler.

#### Bedroom 1:

14'2" x 7'10" (4.31m x 2.40m) Doors to communal garden.

#### Bedroom 2:

11'4" x 9'11" (3.45m x 3.02m)

#### Bathroom:

Comprising bath with shower over, wash hand basin with drawer under, WC.

## OUTSIDE

### Communal Gardens:

There is a paved patio area and an area laid to lawn to the rear of the block. No.3 also benefits from a brick built storage shed.

### Parking:

To the rear of the garden is a gravel parking area providing allocated parking for owners.

## OTHER INFORMATION

### Tenure:

Leasehold with 1/6 of freehold

### Term of Lease:

999 years from 2018 (ends 01/01/3017)

### Maintenance Charge:

Ad hoc, as and when work is required.

### Ground Rent:

N/a

### Approximate Age:

Block refurbished & part re-constructed 2018

### Approximate Area:

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant / Hiltingbury Junior school

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

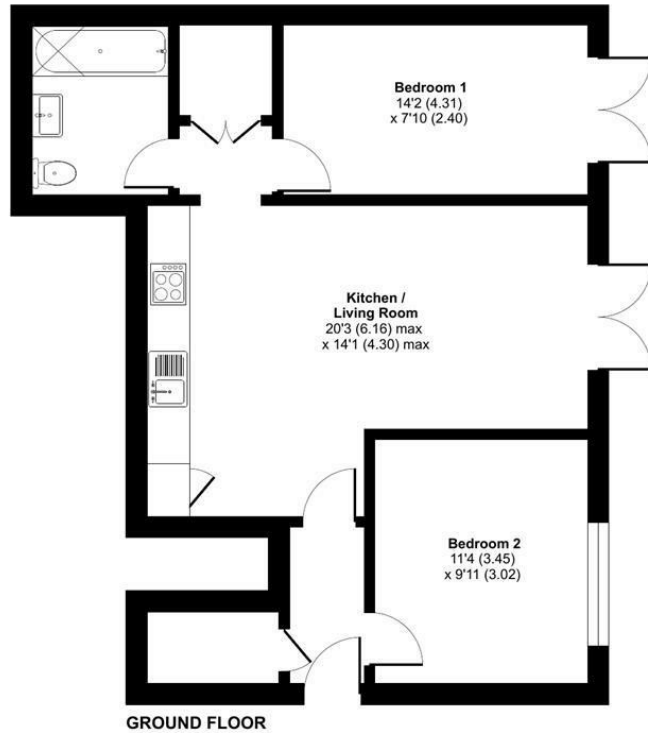
### Council Tax:

Band A

### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 636 sq ft / 59 sq m  
For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1457187

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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.

