



10 St. Helens Court Stubbington Way, Fair Oak - SO50 7NF  
£195,000

WHITE & GUARD

# 10 St. Helens Court Stubbington Way

Fair Oak, Eastleigh

## INTRODUCTION

White & Guard are delighted to present this charming one-bedroom home, tucked away in a peaceful cul-de-sac within the highly sought-after village of Fair Oak. This property offers an excellent opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home in a convenient location.

## LOCATION

St Helens Court is a quiet and well-maintained cul-de-sac situated in the heart of Fair Oak. The property is within easy reach of local amenities including shops, cafes, and highly regarded schools. For commuters, there are excellent transport links to Eastleigh, Winchester, and Southampton, with convenient access to the M27 and M3 motorways. The area also benefits from nearby countryside walks and green spaces, making it perfect for those who enjoy outdoor pursuits.

- EASTLEIGH COUNCIL BAND B
- EPC RATING E
- FREEHOLD
- ONE BEDROOM HOME IN SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE WITH DIRECT GARDEN ACCESS
- PRIVATE ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- NO FORWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS





## INSIDE

On entering the property, you are greeted by a bright and welcoming living space that immediately feels light and airy thanks to its neutral décor and large patio doors opening onto the rear garden. The lounge is generously proportioned and features a staircase leading to the first floor, creating an open-plan feel that maximizes space and natural light. There is also a useful wall-mounted electric heater and fitted shelving, providing practical storage solutions.

The kitchen runs dual aspect and is fitted with a range of wall and base units, offering ample worktop space and room for appliances. While perfectly functional as it stands, the kitchen also presents an opportunity for the new owner to update and personalise to their own taste.

Upstairs, the property comprises a well-sized double bedroom with plenty of space for freestanding furniture. The bathroom is fitted with a three-piece suite including a panelled bath with shower over, pedestal wash hand basin, and WC. There is also a built-in airing cupboard providing additional storage.

## OUTSIDE

The rear garden is fully enclosed and offers a private outdoor space ideal for relaxing or entertaining. It is currently laid to patio and bordered by timber fencing, with scope for landscaping or creating a more vibrant garden area. To the front of the property, there is allocated parking for one vehicle, along with additional visitor parking available within the development.



## SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

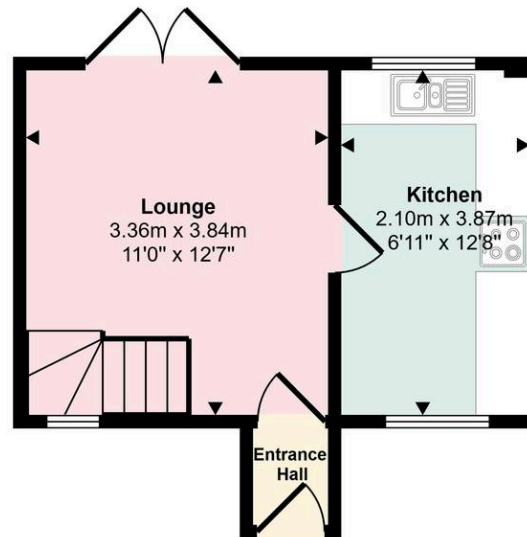
## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

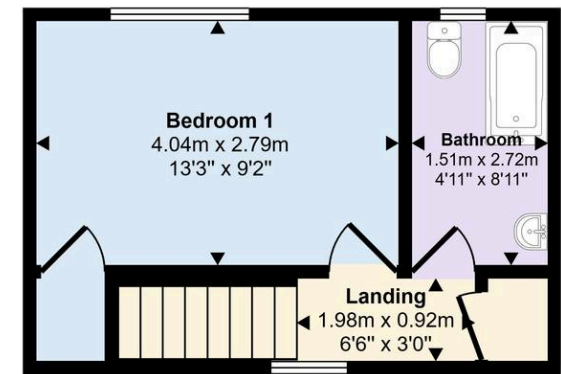
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Approx Gross Internal Area  
44 sq m / 478 sq ft



Ground Floor  
Approx 23 sq m / 244 sq ft



First Floor  
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.