



18 Chiltern Crescent, Fair Oak - SO50 7GJ
£240,000

WHITE & GUARD

18 Chiltern Crescent

Fair Oak, Eastleigh

INTRODUCTION

This beautifully presented two-bedroom ground floor maisonette forms part of the popular Crowdhill development in Fair Oak and benefits from a private entrance, enclosed front garden and allocated parking. Offering well-proportioned accommodation, the property has been tastefully improved by the current owners and is ideally suited to first-time buyers, downsizers and investors alike. A particular highlight of the home is the impressive open-plan kitchen/lounge/diner, creating a bright and sociable living space, complemented by two generous double bedrooms, a modern bathroom and ample storage throughout.

LOCATION

Chiltern Crescent is situated within the highly sought-after Crowdhill development on the edge of Fair Oak. The property enjoys convenient access to local shops, schools and everyday amenities, whilst nearby Stoke Park Woods and surrounding countryside provide excellent walking routes and green open spaces. Eastleigh, Winchester and Hedge End are all within easy reach, offering a wider range of shopping, leisure and transport facilities including mainline railway stations and motorway links.

- EPC RATING B
- EASTLEIGH COUNCIL BAND C
- LEASEHOLD
- BEAUTIFULLY PRESENTED
- TWO-BEDROOM GROUND FLOOR MAISONETTE
- SPACIOUS OPEN-PLAN KITCHEN/LIVING/DINING AREA
- PRIVATE ENTRANCE
- ENCLOSED GARDEN
- ALLOCATED PARKING
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS





INSIDE

Upon entering the property, a spacious entrance hall provides access to all accommodation and benefits from two useful storage cupboards. The heart of the home is the superb open-plan kitchen/lounge/diner measuring an impressive 22ft in length. The kitchen has been fitted with a range of contemporary wall and base units complemented by contrasting worktops, tiled splashbacks and integrated cooking appliances, whilst the generous living and dining area offers ample space for both relaxing and entertaining. Both bedrooms are well-proportioned doubles. The principal bedroom is a particularly spacious room with plenty of space for freestanding furniture, whilst bedroom two is another generous double room that could equally serve as a guest bedroom, nursery or home office. The accommodation is completed by a modern bathroom fitted with a white suite comprising a panel enclosed bath with shower over, wash hand basin and WC.

OUTSIDE

A standout feature of the property is its private enclosed front garden, which is accessed via a gated entrance and enclosed by attractive picket fencing, providing an ideal space for outdoor seating and entertaining. The property further benefits from an allocated parking space, visitor parking spaces and access to attractive communal green space nearby. Set within a modern development and enjoying a pleasant outlook, the property offers an excellent balance of indoor and outdoor living in a highly desirable Fair Oak location.



SERVICES:

Gas, 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.

Length of lease 125 years with 118 years remaining.

Maintenance Charge £49.97 per month

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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 £40 + VAT for these checks 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 £40 + VAT for these checks per owner.

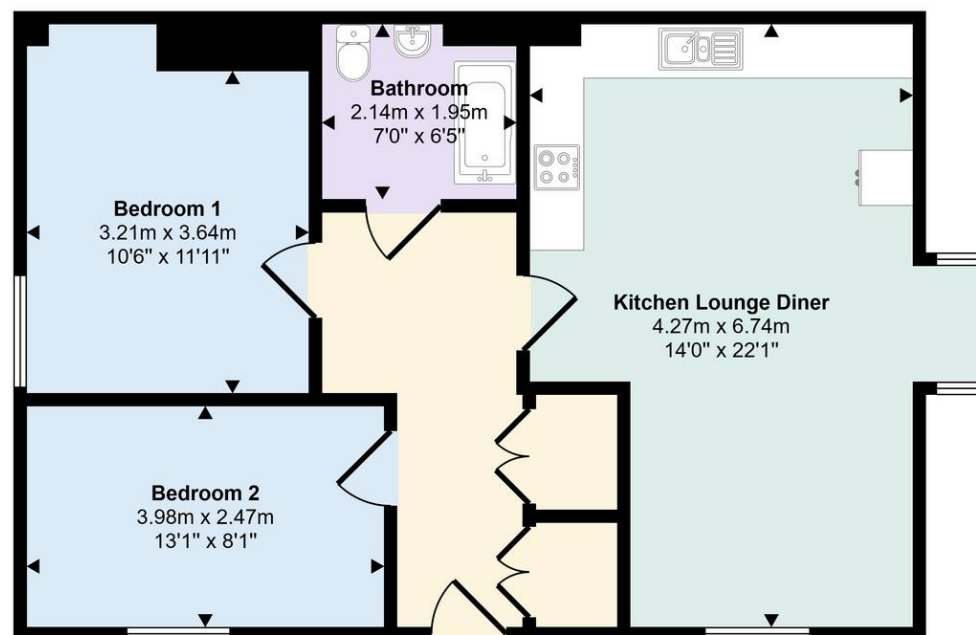
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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
68 sq m / 727 sq ft**



Floorplan

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.