

60, Downs Park Crescent, Totton, SO40 9GP

£350,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this beautifully presented terraced house situated within the popular residential area of Eling. Offering well-proportioned and versatile accommodation, this home has been extensively improved in the current homeowners ownership. The ground floor is comprised of a welcoming living area with feature fireplace, providing a comfortable space to relax, together with a separate family room, also with feature fireplace and bay window. This space offers excellent versatility for those working from home or requiring additional reception space. To the rear, there is a generous kitchen offering ample storage and worktop space, complemented by a large skylight and French doors to the rear. There is also a W.C. On the first floor, the property benefits from three well-proportioned bedrooms, including an impressive master bedroom with attractive bay window, alongside a modern family bathroom.

Externally, the property enjoys a good-sized rear garden, that is laid to lawn with a patio seating areas, providing an ideal setting for outdoor dining and entertaining. There are also timber storage sheds offering useful additional storage. In our opinion, this is one of the best examples we have seen for a terraced house in Eling and the property is presented to a high standard of decorative order throughout, allowing any prospective purchaser the opportunity to move straight in and enjoy their new home. Ideally suited to first-time buyers, young families or those seeking a well-maintained home in a popular setting, an early viewing is highly recommended to fully appreciate all that this property has to offer.



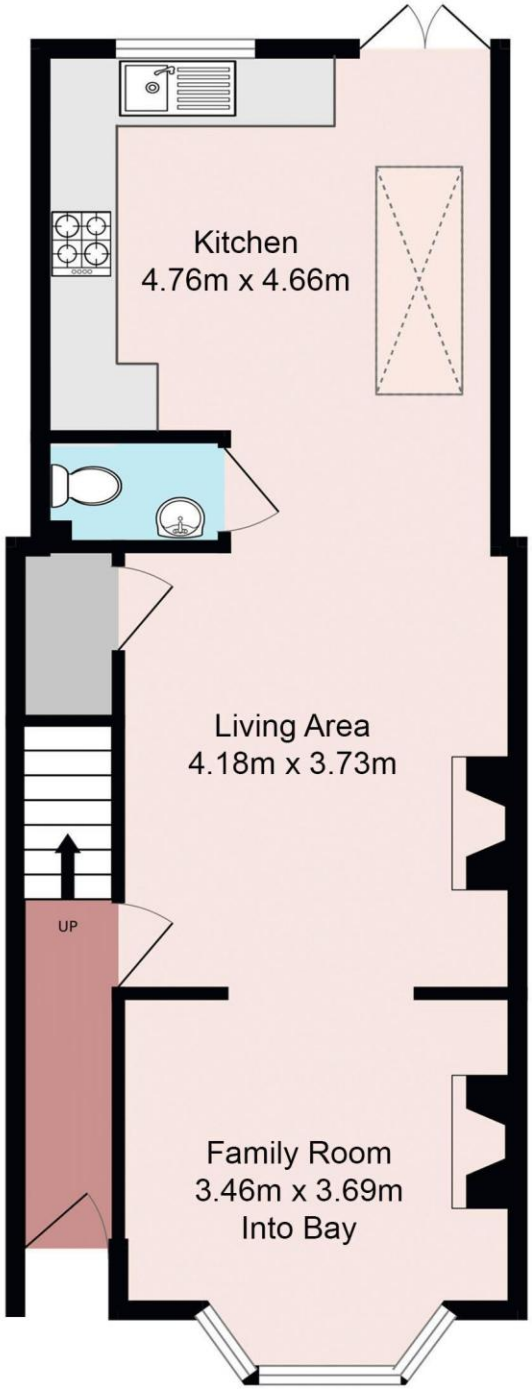
Features

- Immaculately Presented Charming Character Home
- Three Generous Double Bedrooms
- Spacious Open Plan Downstairs Living Space
- Bay Window & Feature Fireplaces
- Modern Kitchen with Skylight & French Doors
- Downstairs W.C
- Contemporary Family Bathroom
- Large Rear Garden with Pergola, Patio Seating & Lawn
- Preferred Eling, Foxhills & Hounsdown School Catchments
- Highly Sought After Residential Area

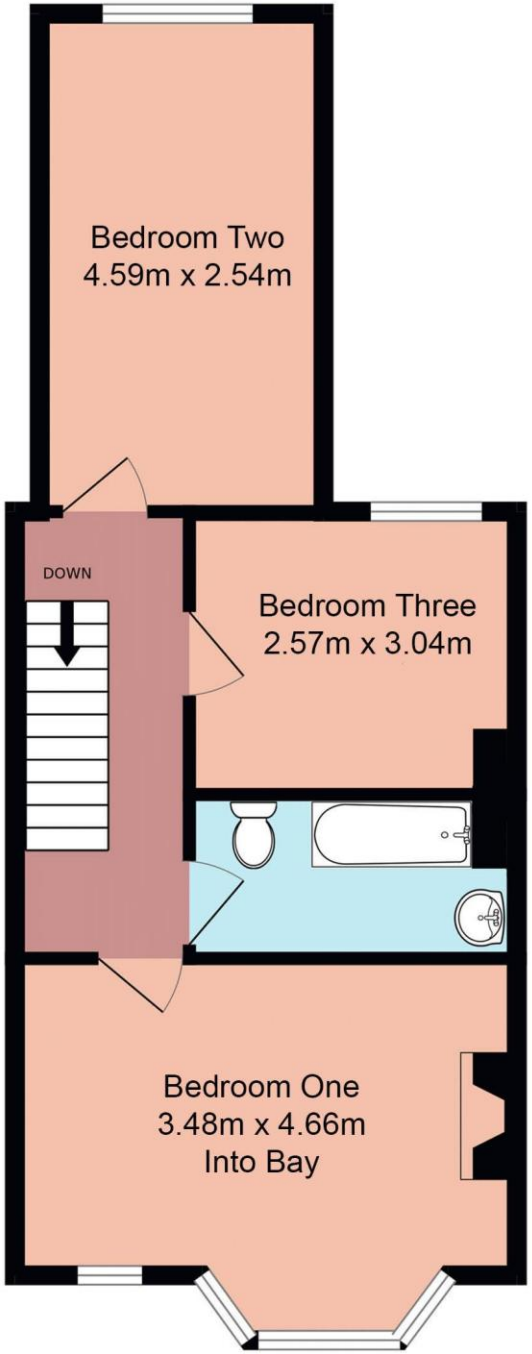


Area

The picturesque village of Eling boasts a vast array of historic appeal including Eling Tide Mill. This is open to the public and has been grinding wheat grain into flour since the 11th Century; and is still milling to this day. On Eling Hill you will find St Mary's church which dates back to the Norman times boasting Saxon foundations. Many parts of the Norman church are still visible but restoration work carried out between 1863 and 1865 now covers much of the older building. Locals and dog walkers alike enjoy several scenic walks around Eling Creek and Goatee beach. The latter is a popular recreation and picnic spot in the summer. Eling Creek features lovely views of sailing vessels as it is home to the local Yacht Club. There are two pubs in the area to choose from as well as a traditional English Tea Room which shares the same building as the Totton & Eling Heritage Centre. Eling offers excellent transport links with easy access to Totton train station (including mainline services to London Waterloo), motorways, Southampton City centre and the New Forest National Park. The area also falls also within the highly regarded Foxhills and Hounsdown catchments.



Ground Floor
49.6 sq.m. approx.



1st Floor
43.3 sq.m. approx.

Accommodation

Living Area 13' 9'' x 12' 3'' (4.18m x 3.73m)

Family Room 12' 1'' x 11' 4'' (3.69m x 3.46m) Into Bay

Kitchen 15' 7'' x 15' 3'' (4.76m x 4.66m)

Downstairs W.C 5' 1'' x 3' 4'' (1.55m x 1.01m)

Bedroom One 11' 5'' x 15' 3'' (3.48m x 4.66m) Into Bay

Bedroom Two 15' 1'' x 8' 4'' (4.59m x 2.54m)

Bedroom Three 8' 5'' x 10' 0'' (2.57m x 3.04m)

Bathroom 4' 11'' x 9' 7'' (1.49m x 2.92m)

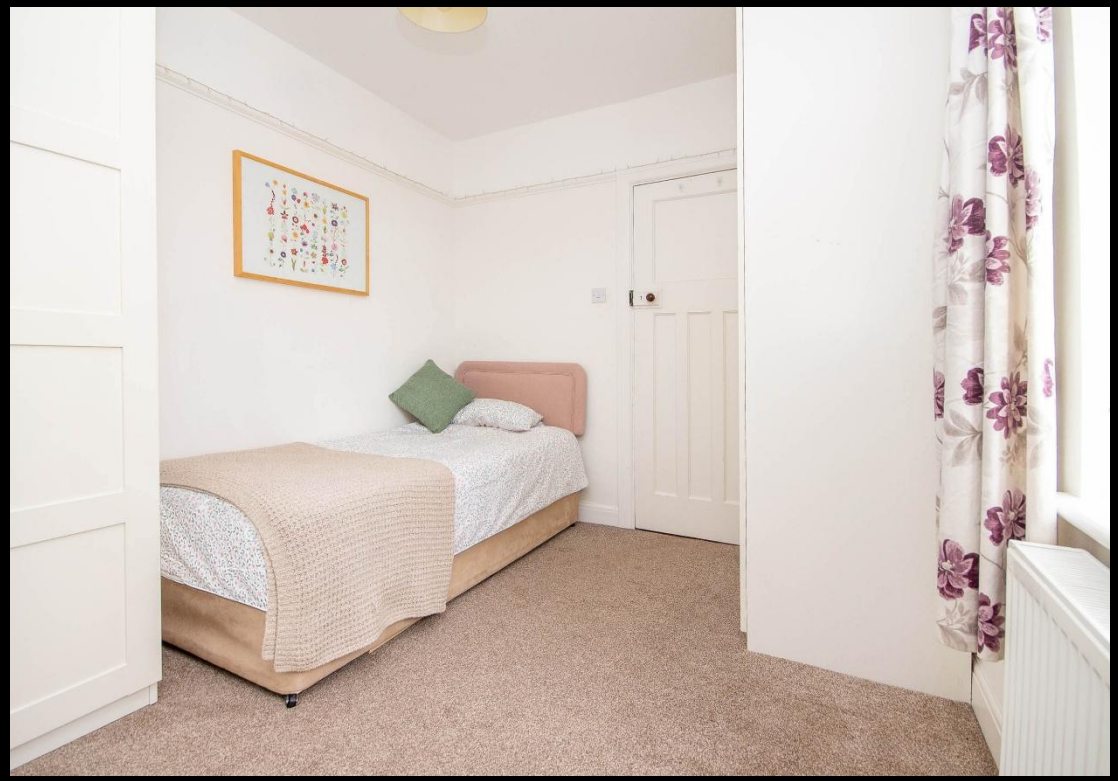
















Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the third left onto Downs Park Crescent.

Distances

Motorway: 1.9 miles

Southampton Airport: 9.1 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 1.5 miles

Train Stations Ashurst: 2.9 miles

Totton: 0.7 miles

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: Eling

Junior: Foxhills

Senior: Hounsdown

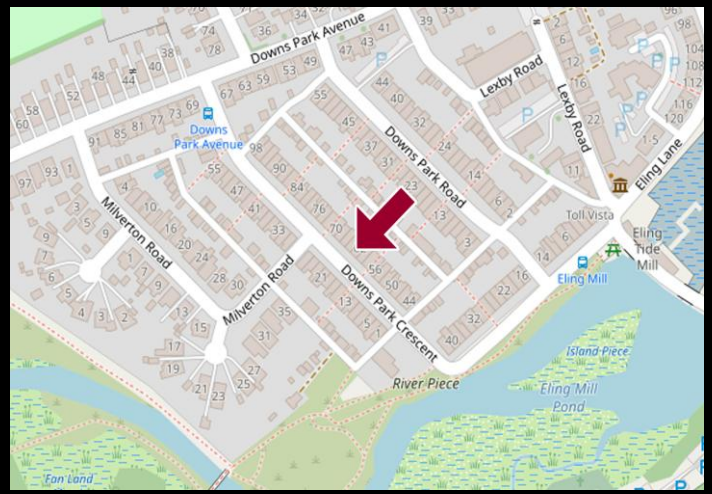




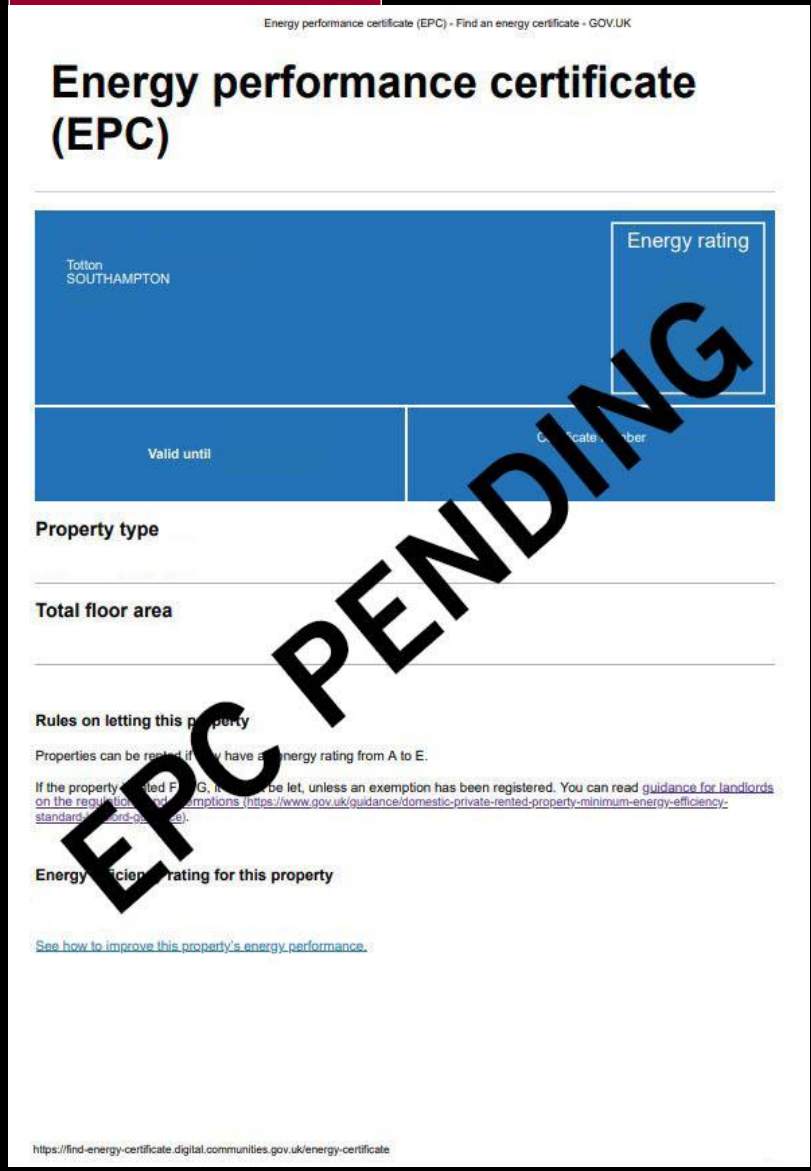








Energy Performance



EPC PENDING



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