



Connells

Pirelli Way
Eastleigh



Property Description

Welcome to an exceptional investment opportunity in the desirable area of Eastleigh! This unique freehold property features a stunning three-bedroom duplex apartment and a commercial unit (currently being leased) , offering an ideal blend of residential comfort and business potential.

Duplex Apartment:

Accessed from the rear, this spacious first floor duplex apartment spans two well-appointed floors.

The first floor boasts a welcoming lounge with balcony, a modern fitted kitchen, and a convenient cloakroom.

Ascend to the second floor to find three beautifully designed bedrooms, including a master bedroom with an en-suite bathroom, and a separate family bathroom. Allocated parking to the rear adds to the convenience of this fantastic home.

Commercial unit:

The commercial space is currently leased to a hair salon business and benefits from front and rear access. The salon features its own kitchen, a main salon space, a treatment room and a WC, ensuring a comfortable and professional environment for clients.

With additional parking available, this salon runs as a successful business providing a lease income for the current property owners.

This property is not only a delightful home but also a promising business opportunity, all in one of Eastleigh's most sought-after locations. Don't miss out on this rare chance to invest in a versatile property with immense potential.

Entrance

Entrance and first level into hall. Door to rear aspect. Radiator. Window to side aspect. Stairs to second floor.

Cloakroom

Double glazed window to rear aspect. Wash hand basin. WC. Radiator. Extractor fan.

Lounge

17' 2" max x 14' 5" max (5.23m max x 4.39m max)

2x Double glazed door onto balcony area. Door leading to large storage cupboard. Radiator. TV & telephone port. Electric fireplace.

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted gas hob with extractor hood. Fitted electric oven. Space for fridge freezer. Space for washing machine. Stainless steel sink and drainer set into work top. Boiler fitted on the wall in a cupboard.

Landing

Stairs from ground floor up to first floor landing. Double glazed window to side aspect. Built in storage over stairs housing water tank.. Radiator. loft access.

Bedroom 1

8' 3" x 13' 8" (2.51m x 4.17m)

Double glazed window to rear. Radiator. TV port.

En-Suite

Shower cubicle. Vanity sink set into cupboard. WC. Extractor fan. Shaving port. Part tiled.

Bedroom 2

10' 4" x 8' 11" (3.15m x 2.72m)
Double glazed window to front aspect.
Radiator. TV port.

Bedroom 3

8' 8" x 5' 9" (2.64m x 1.75m)
Double glazed window to rear and side aspect. Radiator.

Bathroom

Double glazed window to front aspect. Bath. Vanity sink set into fitted cupboard. Radiator. WC. Shaving port. Extractor fan.

Commercial Unit

Kitchen

9' 5" max x 6' 6" max (2.87m max x 1.98m max)
Rear door leads into kitchen area. Double glazed window to rear aspect. Sink and drainer set into worktop with cupboards below. Space for fridge freezer. Radiator. Door to storage cupboard.

W.C

Wash hand basin. WC. Electric heater. Electric consumer box.

Hair Salon

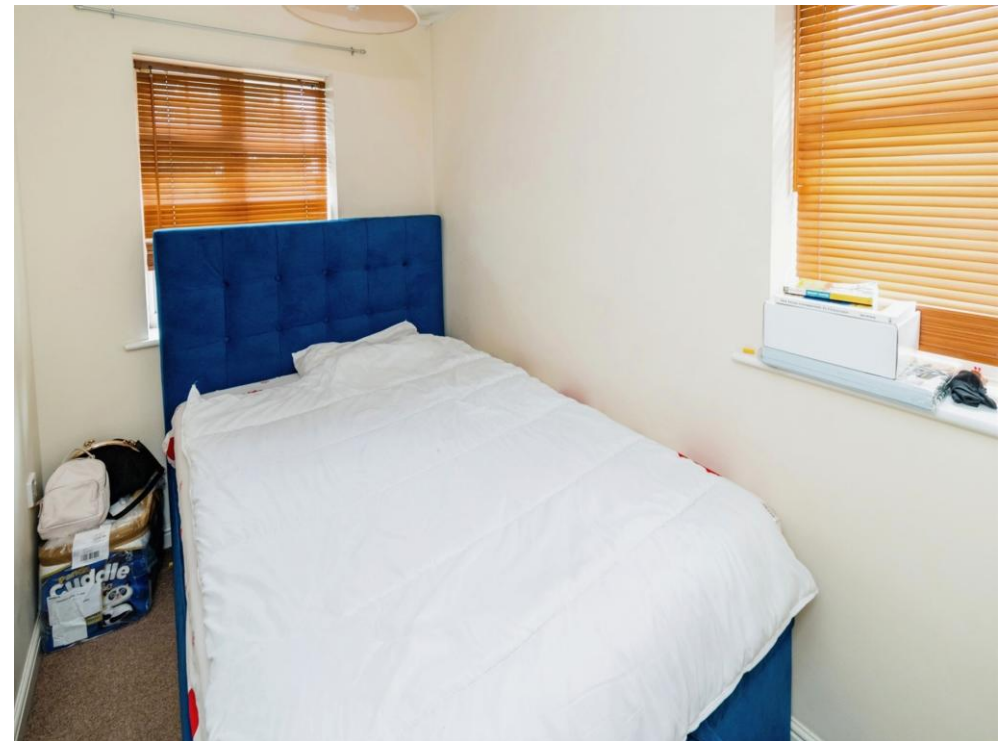
17' 2" x 14' 5" (5.23m x 4.39m)
Double glazed window to front aspect. PVC front door. Large built in storage cupboard. Plumbing and electric shower pump. Door for rear areas.
Treatment room. Fitted cupboards and work top. Fitted sink. 9ft.8 max-7ft.5 max

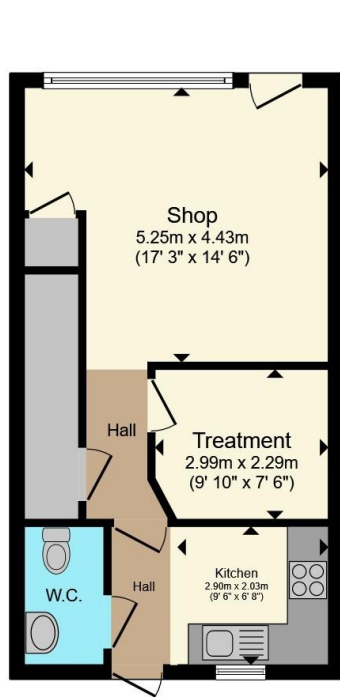
Outside

Allocated parking to front and rear. .

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

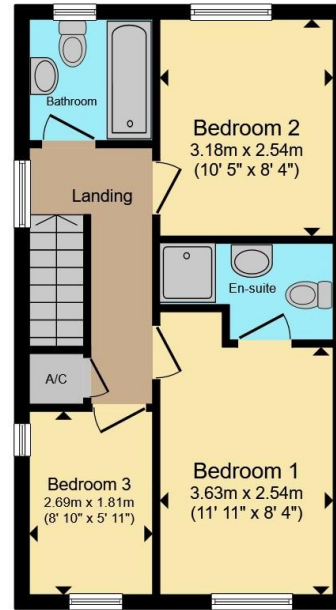




Ground Floor



First Floor



Second Floor

Total floor area 112.7 m² (1,214 sq.ft.) approx

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.propertybox.io

Connells



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19 Market Street
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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/EGH309735

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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