



Elliott Close, West Totton, SO40
Southampton

£110,000

Property Type: Studio

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents offer for sale this ground floor studio flat, located within a desirable residential pocket of West Totton. Offering a practical layout, light accommodation and allocated parking, this property represents an ideal opportunity for first-time buyers, downsizers, or those seeking a low-maintenance investment close to local amenities and excellent transport links.

- Ground Floor Studio Flat Within a Well Maintained Purpose-Built Block
- Bright And Spacious Studio Room with Separate Fitted Kitchen
- Built-In Storage To Hallway
- Gas Heating Installed
- Allocated Parking Space
- Ideal For First Time Buyers Or Investors
- Popular West Totton Location



TENURE & CHARGES

Tenure: Leasehold

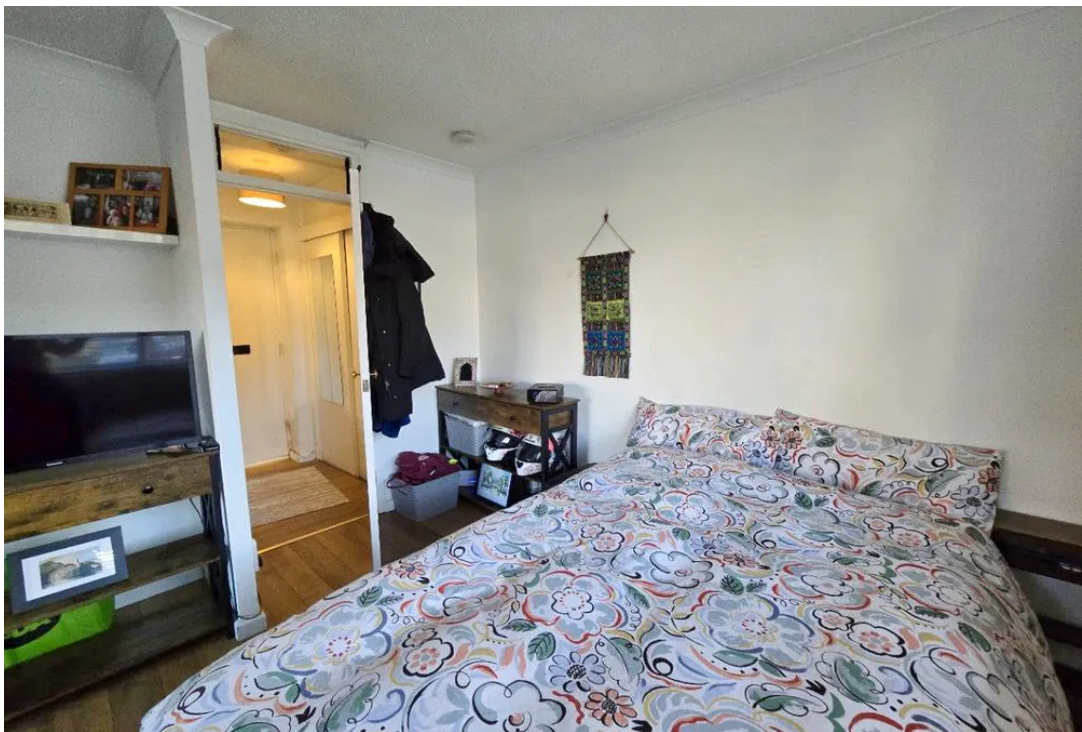
Remaining Lease Length: Approx. 81 years

*Service Charge: Approx. £1,200 per year /
Ground Rent: £40 per year*

*Council Tax: Band A – New Forest District
Council
(Totton & Eling: £1,571.08 for 2025/2026)*

LOCATION INFORMATION - Situated in the heart of West Totton, this property enjoys a peaceful residential position while remaining close to everyday conveniences. Totton offers a friendly community atmosphere with a wide range of shops, cafés, supermarkets and leisure facilities. Excellent transport connections include Totton's mainline railway station, local bus routes and quick access to the M27. The New Forest National Park is only a short drive away, offering woodland walks, cycle routes and picturesque villages





PROPERTY OVERVIEW

Arranged across approximately 25sqm, this studio flat offers comfortable and efficient living, with each space designed to maximise usability.

A welcoming entrance hallway greets you on arrival, complete with a built-in storage cupboard, ideal for coats, shoes and household essentials. The main studio room is well-proportioned, naturally bright and easily zoned to accommodate both a sleeping area and living space. Finished in neutral tones, it provides a calm and modern backdrop ready for personal styling.

The kitchen is conveniently set apart from the main studio room, offering a functional layout with work surfaces, units at base and eye level, space for appliances and a window creating natural ventilation.

The bathroom offers a practical suite, complete with shower over bath, wash basin and WC.

Gas heating ensures warmth during the cooler months, while the flat sits within a well-maintained purpose-built block that benefits from communal grounds, bike racks and washing line facilities.

A private, allocated parking space is included.

Offered with 81 years remaining on the lease, affordable service charges and low running costs, this flat presents excellent value in a highly sought-after location.

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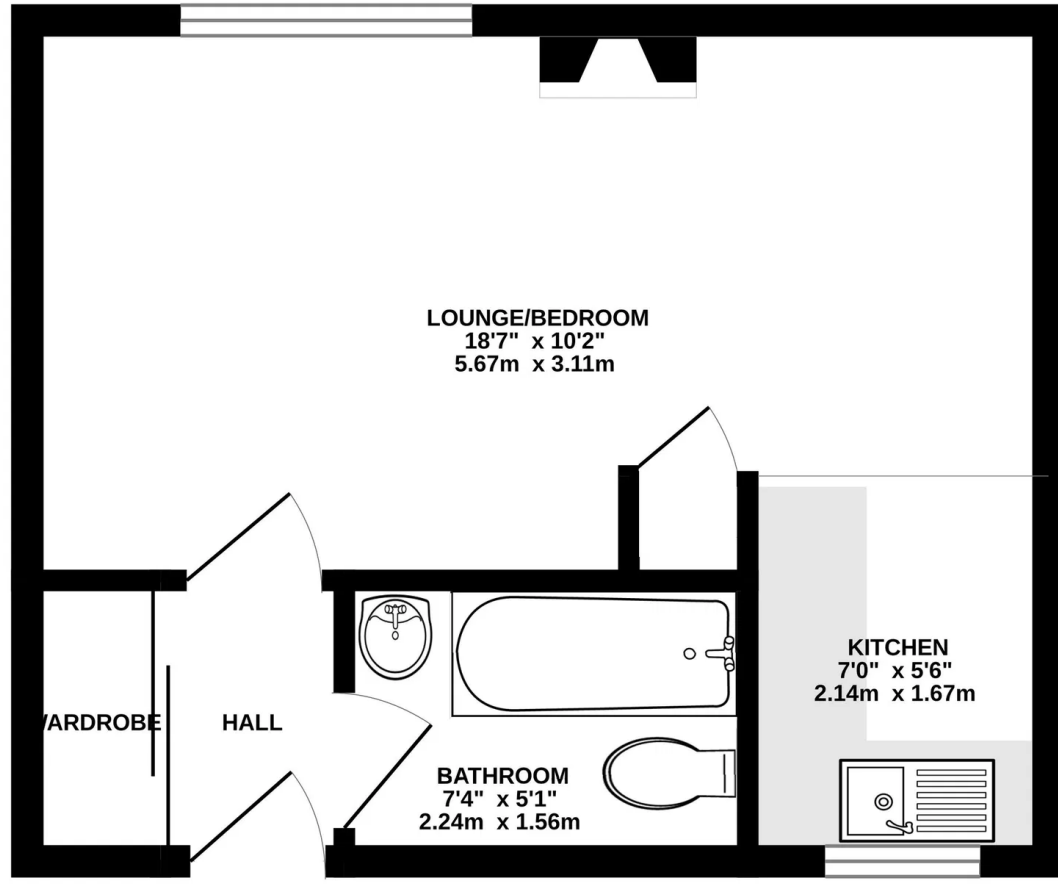
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DISCLAIMER - these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Measurements are approximate. Services, appliances and heating systems have not been tested and no warranties can be given. Buyers are advised to satisfy themselves as to the accuracy of all information provided.

Tenure: Leasehold / Council Tax Band: A



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 282 sq.ft. (26.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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