



4
0



sparks ellison

26 Simpkins Court, Chandler's Ford, SO53 1AL

£1,295 Per Calendar Month

A modern purpose built first floor apartment situated in a convenient position and benefiting from two good size bedrooms, en-suite shower room to master, along with a kitchen/breakfast room, sitting/dining room with balcony and a bathroom. Externally the property sits within communal grounds and benefits from an allocated parking space.

ACCOMMODATION

Communal Entrance Hall:

Lift and stairs to all floors.

Entrance Hall:

Built in storage cupboard.

Kitchen/Breakfast Room:

12'6" x 7'9" (3.81m x 2.36m) Built-in oven, built-in gas hob, integrated extractor hood, integrated washing machine, space for fridge freezer, space for table and chairs, boiler in cupboard, tiled floor.

Sitting/Dining Room:

15'8" x 11'3" (4.78m x 3.43m) Doors leading to balcony overlooking Pine Road and the communal gardens.

Bedroom 1:

15'7" x 9'7" (4.75m x 2.92m)

En-suite:

White suite with chrome fittings comprising shower cubicle, wash hand basin, WC.

Bedroom 2:

15'5" x 8'7" (4.70m x 2.62m)

Bathroom:

White suite with chrome fittings comprising bath with shower attachment, wash hand basin, WC, tiled floor.

OUTSIDE

The property sits within communal grounds.

Parking:

Flat 26 benefits from an allocated parking space in the gated car park.

OTHER INFORMATION

Management:

Fully managed

Deposit:

Holding deposit - £298.84

Security Deposit - £1494.00

Availability:

End of May 2026

Furnished/Unfurnished:

Unfurnished

Approximate Age:

2005

Approximate Area:

69.9sqm/753sqft

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

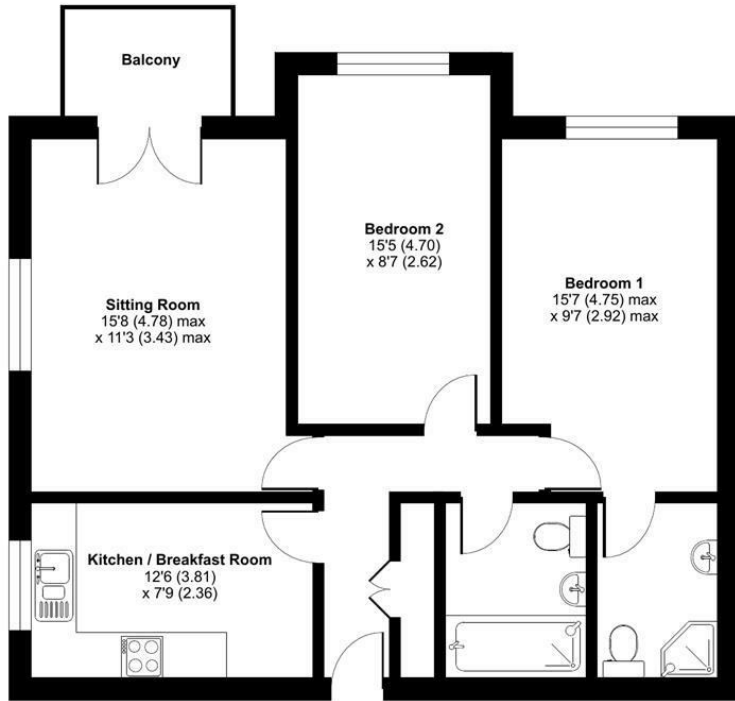
Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000

First Floor = 753 sq ft / 69.9 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2025. Produced for Sparks Ellison. REF: 1269502

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



