



sparks ellison

92 Meon Crescent, Chandler's Ford, SO53 2PB

£200,000

A spacious first-floor maisonette conveniently situated close to the centre of Chandler’s Ford, within easy walking distance of local shopping facilities and bus services providing access to both Southampton and Winchester. The accommodation offers two well proportioned bedrooms together with a generous sitting room, fitted kitchen and bathroom. The property provides light and airy accommodation throughout and would make an ideal first time purchase, investment opportunity or downsize move. Externally, the maisonette benefits from a good-sized private garden, together with a garage in a nearby block. The property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

FIRST FLOOR

Landing:
Access to loft space, built in coats cupboard (no door).

Cloakroom:
WC.

Sitting Room:
14'2" x 11'9" (4.32m x 3.58m)

Kitchen:
11'6" x 8'5" (3.50m x 2.56m) Space for cooker, fitted extractor hood, plumbing for washing machine, space for fridge, wall mounted boiler.

Bedroom 1:
14'4" x 9'11" (4.38m x 3.02m) Built in wardrobe.

Bedroom 2:
11' x 10' 1" (3.36m x 3.07m) Built in wardrobe.

Bathroom:
8'2" x 5' (2.49m x 1.52m) Comprising bath with shower over, wash basin, storage cupboard, bathroom cabinet.

OUTSIDE

Garden:
The property enjoys its own garden measuring approximately 44' x 25' at mid point which is lawned and enclosed by fencing.

Garage:
15'8" x 7'10" (4.78m x 2.39m) Situated in a nearby block. The garage for No.92 is the second one in on the right hand side of the block.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 1972

Ground Rent:
£25 due 1st January annually (2026 & 2027 paid)

Building's Insurance:
£297.95

Approximate Age:
1973

Approximate Area:
715sqft/66.4sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

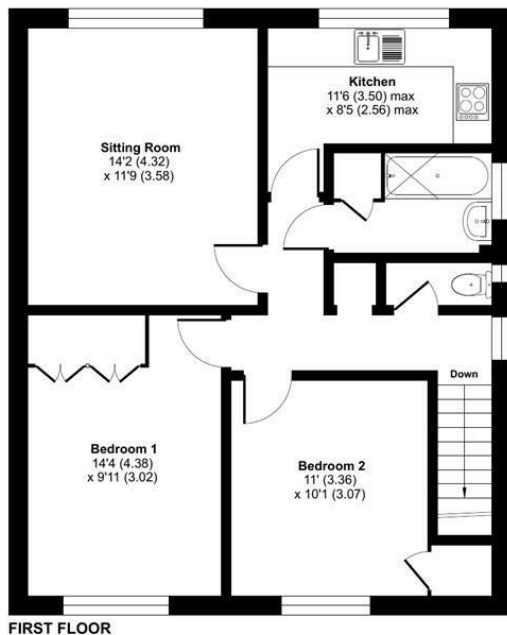
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 21 sq ft / 1.9 sq m
 First Floor = 689 sq ft / 64 sq m
 Total = 710 sq ft / 65.9 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
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.



