



sparks ellison

55 South Street, Eastleigh, SO50 5RP

£365,000

Situated on South Street in Eastleigh, this well presented townhouse offers modern living in a convenient location. Built in 2008, the property is stylish, practical and ideal for families or professionals. The ground floor features a spacious open plan kitchen/dining/family room with direct access to the south facing garden, creating a bright and sociable living space. On the first floor, there is a comfortable sitting room and third bedroom, which could also be used as a guest room or home office. The top floor offers two well proportioned bedrooms, including a principal bedroom with en suite, along with a modern family bathroom. The property is within walking distance of Eastleigh town centre, with a range of shops, restaurants and local amenities nearby. Southampton Airport Parkway is also just a short walk away, providing excellent transport links for both rail and air. Combining modern accommodation with a great location, this is a fantastic opportunity to purchase a home in a popular part of Eastleigh.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Cloakroom:

Comprising wash basin and WC.

Kitchen/Dining/Family Room:

20'8" x 15'0" (6.30m x 4.56m) Range of units comprising integrated fridge freezer, washing machine and gas hob with extractor hood over. Space for dishwasher. Breakfast bar with space for stools. French doors onto rear garden. Under stairs storage cupboard and airing cupboard.

First Floor:

Sitting Room:

15'0" x 13'3" (4.56m x 4.05m)

Bedroom 3:

12'6" x 8'10" (3.80m x 2.70m)

Second Floor:

Bedroom 1:

13'3" x 9'1" (4.05m x 2.76m) Built-in wardrobes.

En-Suite:

Modern suite comprising shower cubicle with glass screen, WC and wash basin.

Bedroom 2:

12'9" x 10'2" (3.88m x 3.11m) Built in storage cupboard over stairs and extra built in wardrobe.

Bathroom:

White suite comprising bath, WC and wash basin.

OUTSIDE

Front:

Path to front door.

Rear Garden:

Patio area and lawn space with gate leading to parking and garage. Southerly facing and approximately 25 ft x 15ft

Garage:

19'9" x 9'9" (6.02m x 2.98m) Parking in front. Power with sockets and lights.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2008

Approximate Area:

1369 sq ft / 127.1 sq m (including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

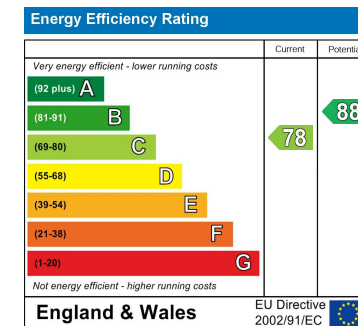
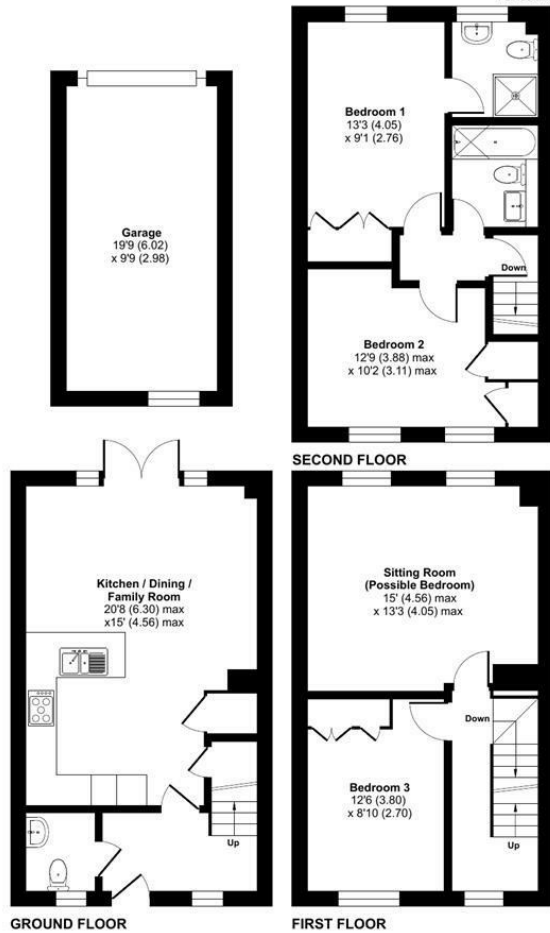
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Agents Note:

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 = 392 sq ft / 36.4 sq m
 First Floor = 392 sq ft / 36.4 sq m
 Second Floor = 392 sq ft / 36.4 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1369 sq ft / 127.1 sq m
 For identification only - Not to scale



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