



**Rowe  
& Co.**

**23 Drum Road, Eastleigh**

Eastleigh

**£155,000**

**Rowe  
& Co.**



## 23 Drum Road

Eastleigh, Eastleigh

This modern ground-floor, one-bedroom apartment is located in the sought-after area of Eastleigh, within easy reach of excellent commuter links and the town centre. The well-presented accommodation features an open-plan living space incorporating the lounge, dining area and kitchen, with a spacious bedroom and contemporary bathroom positioned to the rear. Ideal for first-time buyers or investors, the property also benefits from an allocated off-road parking space.

Eastleigh is a small town located on the River Itchen, nestled between Winchester and Southampton. It offers a good selection of shops, cafes, and leisure facilities including a cinema and gym. The area is well-connected, with two railway stations providing direct services to London Waterloo, Winchester, and Southampton. Excellent road links are available via the nearby M3 and M27, making it a convenient base for commuters.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- One Bedroom
- Ground Floor Apartment
- Allocated Parking Space
- Central Location

# 23 Drum Road

Eastleigh, Eastleigh

## INSIDE

The front door opens into a spacious open-plan living/dining area that is bright and airy, featuring a bay window to the front aspect. This versatile room provides ample space for both lounge and dining furnishings. The kitchen is fitted with a range of modern wall and base units with complementary worktops, along with space for appliances and additional white goods.

To the rear of the property is the generously sized double bedroom, offering plenty of room for a variety of furniture. The bathroom comprises a bath with overhead shower, wash hand basin, and W/C. There is also the added convenience of a separate cloakroom with a WC, sink unit, and useful storage.

## OUTSIDE / LEASE

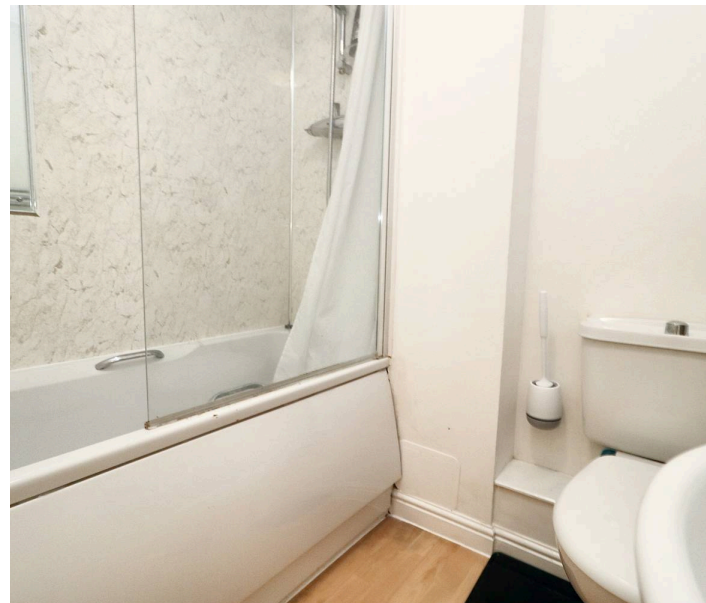
Externally, the property benefits from an allocated parking space and access to a communal bin store. The apartment is ideally situated within walking distance of the town centre, local parks, and the leisure centre.

Lease – 132 Years Remaining

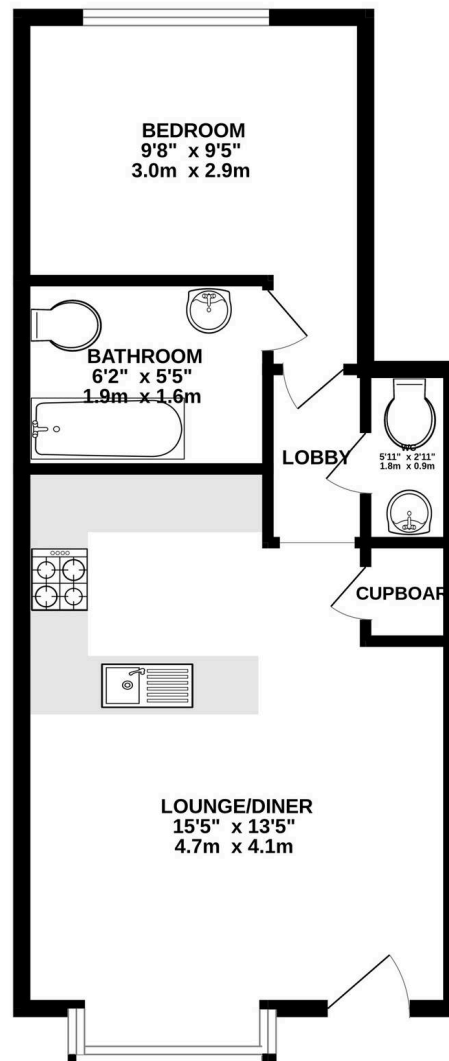
Service Charge - £1,336 PA


Ground Rent - £170 PA

Under Section 21 of the Estate Agents Act 1979, we wish to confirm that this property is owned by a family member of Rowe & Co.



GROUND FLOOR



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Chandlers Ford,  
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**REQUEST  
VIEWING**

[GOTTA BE QUICK!]



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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