



23 Angelica Gardens, Horton Heath - SO50 7PA

In Excess of £250,000

WHITE & GUARD

# 23 Angelica Gardens

## Horton Heath, Eastleigh

### INTRODUCTION

This beautifully maintained two-bedroom end of terrace home is perfectly positioned in the highly desirable area of Horton Heath and offers a wonderful blend of modern convenience and comfortable living, making it an ideal choice for first-time buyers, downsizers, or investors seeking a well-located home. From the moment you step inside, you'll appreciate the thoughtful layout and the sense of space throughout. The accommodation is arranged over two floors and includes a stylish fitted kitchen, a generous lounge/dining area, two bedrooms, and a contemporary family bathroom. Outside, the property benefits from a larger than average private rear garden and a garage with parking in the front.

### LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also, within catchment for Wyvern College for 11-16 years olds. The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away, and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND TAX C
- EPC RATING C
- FREEHOLD
- TWO-BEDROOM END-OF-TERRACE HOME
- STYLISH FITTED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- LARGER-THAN-AVERAGE PRIVATE REAR GARDEN
- GARAGE WITH PARKING TO THE FRONT





## INSIDE

The property opens into a welcoming hallway that leads directly to the kitchen and lounge/diner. This well-designed kitchen features a comprehensive range of cream shaker wall and base units, complemented by oak worktops and white metro tiled splashback. There are spaces for a cooker, tall fridge freezer and a washing machine. A front-facing window ensures plenty of natural light, creating a bright and airy feel. The heart of the home is the spacious lounge/diner, decorated in neutral tones and fitted with a laminate floor. This versatile space easily accommodates both seating and dining areas, making it perfect for relaxing or entertaining with double doors leading out to the garden.

As you head upstairs the principal bedroom has a fitted wardrobe which frees up the floor space, making it a comfortable and inviting space. The second bedroom also has a fitted cupboard and would serve perfectly as a guest room or nursery. The family bathroom is fitted with a modern white suite comprising a panelled bath with overhead shower, a pedestal wash hand basin, and a WC. Full-height tiling completes the contemporary look.

## OUTSIDE

To the rear, the property boasts a private, larger than average garden mainly laid to lawn with mature shrubs and a patio area, there is a shingle area to the side which gives space for a shed. The garden is bordered by wooden fencing, offering a good degree of privacy. To the front, there is a neat garden area and parking in front of the garage as well as to the front.



**SERVICES:**

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

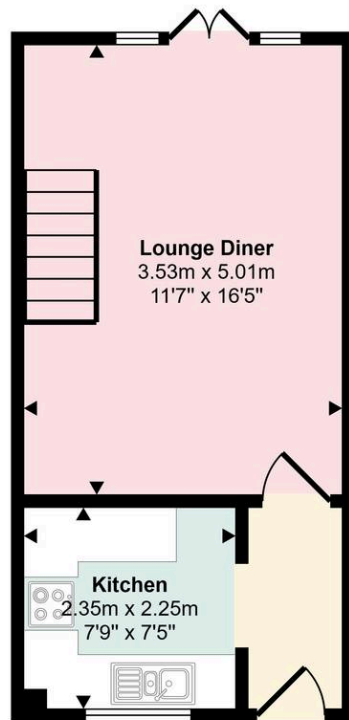
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

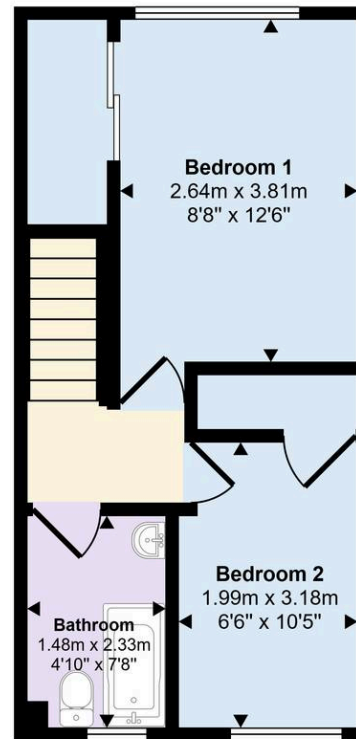
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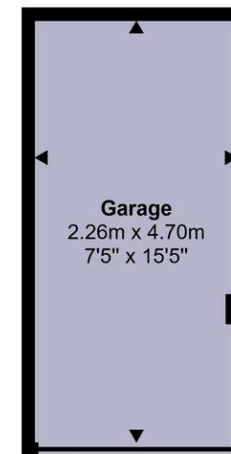
**Approx Gross Internal Area  
66 sq m / 706 sq ft**



**Ground Floor**  
Approx 26 sq m / 282 sq ft



**First Floor**  
Approx 29 sq m / 310 sq ft



**Garage**  
Approx 11 sq m / 114 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.