



60 White's Way, Hedge End, SO30 2JY

Offers in excess of £150,000

WHITE & GUARD



# 60 White's Way

Hedge End, Southampton

## INTRODUCTION

Ideal for first time buyers or investors, this one bedroom, ground floor flat is offered with no forward chain and comprises a well-proportioned lounge/diner, fitted kitchen, one double bedroom and a bathroom.

Outside the property benefits from an allocated parking space, along with communal visitors parking.

## LOCATION

The property is situated in a popular area of Grange Park and benefits from being close to Hedge End's train station, retail park, local shops and the M27 motorway links.

## DIRECTIONS

Upon entering White's Way from Tollbar Way, the property can be found a short way along on the right hand side.

- TENURE - LEASEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND A







## INSIDE

The front door opens into the entrance hall which has three built-in storage cupboards and doors through to the lounge, bedroom and bathroom.

The well-proportioned lounge has a window to the rear and an opening leading through to the kitchen, which has been fitted with a matching range of wall and base units. There is a built-in double oven with gas hob and extractor over, as well as appliance space for further appliances.

The double bedroom has two windows to the rear and a built-in wardrobe. The bathroom has been fitted with a white suite, comprising a panel enclosed bath with shower over, wash hand basin and WC.

## OUTSIDE

To the rear of the property there is an allocated parking space, small communal garden, a bike and bin store, as well as communal visitors parking.

## AGENTS NOTE

The property is leasehold with 108 years remaining. There is a service charge of £763.02 per annum, due for review in February 2024, and there is no ground rent.

Disclaimer: Information has been provided by the owner, please seek verification via your solicitor prior to purchase.



SERVICES

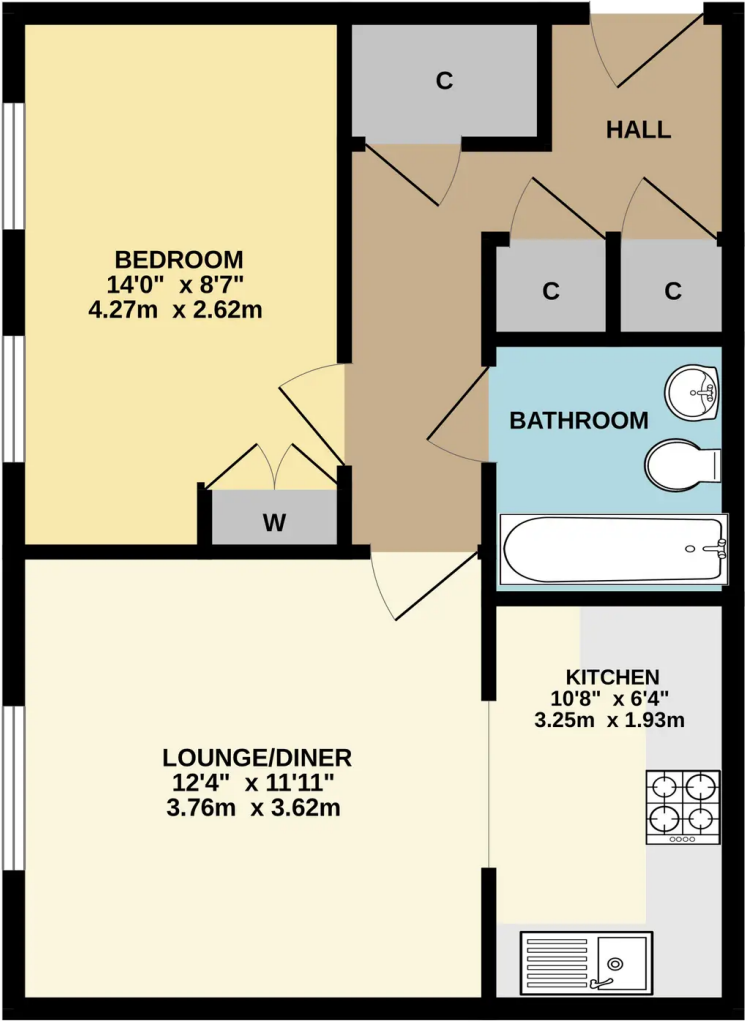
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 01489 779030  
13 St Johns Centre, Hedge End,  
Southampton, Hampshire, SO30 4QU  
E: [hedgeend@whiteandguard.com](mailto:hedgeend@whiteandguard.com)  
W: [whiteandguard.com](http://whiteandguard.com)

Disclaimer  
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.  
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.  
Made with Metropix ©2023