



Alder Hill Drive, West Totton, SO40  
Southampton

£210,000

Property Type: Ground Floor Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

*Hamwic Independent Estate Agents are delighted to present this immaculately presented, purpose-built ground floor 'Chelsea style' maisonette, ideally positioned within a quiet and desirable cul-de-sac in the ever-popular area of West Totton. Offered with no forward chain, this superb home is perfectly suited to first time buyers seeking a stylish, low-maintenance property they can move straight into with confidence.*

- Purpose Built Ground Floor 'Chelsea Style' Maisonette
- Immaculately Presented Throughout
- No Forward Chain
- Open-Plan Lounge & Dining Area
- Modern Kitchen & Bathroom
- Long 999-Year Lease With No Ground Rent Or Service Charge
- Double Bedroom With Built-In Wardrobe
- Gas Central Heating & Double Glazing
- Landscaped Enclosed Rear Garden
- Two Allocated Parking Spaces



*Additional Information -*

*Construction: Purpose Built*

*Tenure: Leasehold (999-Year Lease)*

*Council Tax Band: B*

*Utilities: Mains Water, Gas & Electricity*

*Location - Alder Hill Drive is situated within a popular and well-established residential area of West Totton. The location offers excellent access to local shops, schools, and amenities, as well as Totton town centre and mainline railway station. The nearby New Forest provides outstanding outdoor leisure opportunities, while Southampton city centre, the M27 motorway network, and surrounding areas are easily accessible for commuters.*





The accommodation is thoughtfully arranged and flows beautifully. An inviting entrance leads into a bright open-plan lounge and dining space, where engineered laminate flooring runs seamlessly throughout, enhancing the sense of space. The lounge enjoys a double glazed window to the front aspect, while two contemporary vertical radiators add a modern touch, door to the rear inner lobby area which allows access to the bedroom and bathroom at the rear aspect.

Open to the side, the modern refitted kitchen features a range of wall and base units, integrated gas hob with electric oven, stainless steel sink unit, and space for a fridge/freezer.

The double bedroom is positioned to the rear of the property. It benefits from a built-in wardrobe and a double glazed window overlooking the garden. Completing the internal accommodation is a modern refitted bathroom, finished to a high standard with clean, contemporary fittings.

Externally, the property continues to impress. The landscaped rear garden is fully enclosed with timber fencing, offering a private outdoor space that is easy to maintain. A gravelled area sits directly to the rear of the property, ideal for seating, while the remainder is laid to artificial turf, creating a neat and usable garden year-round. A pedestrian side gate provides convenient access. There is allocated parking off road for 2 vehicles.

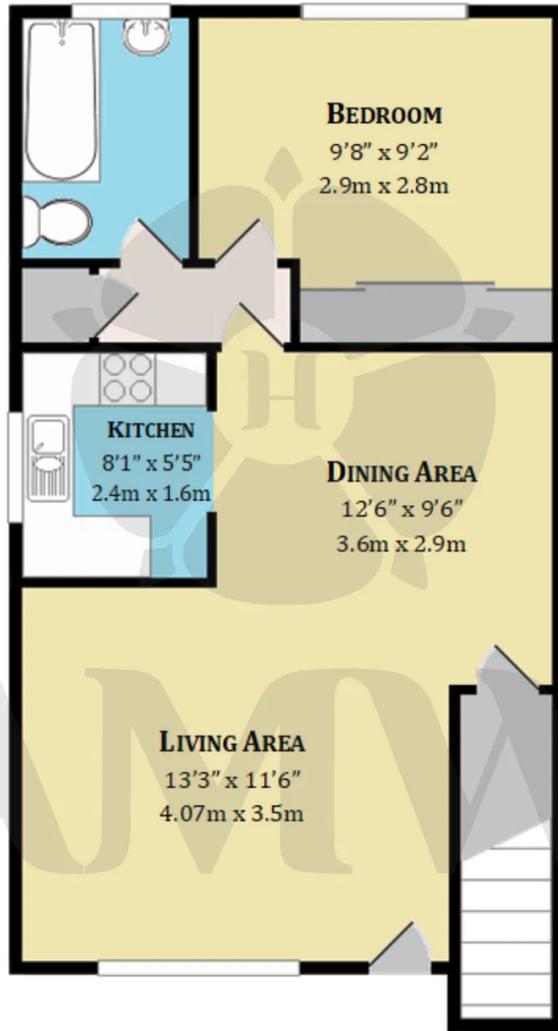
Further benefits include gas central heating and enjoys a recently renewed 999-year lease, with no ground rent or service charge, making it particularly attractive to first time buyers and investors alike.

*Disclaimer - These particulars are believed to be correct but do not constitute an offer or contract. Measurements are approximate and for guidance only. Interested parties are advised to verify all information independently, including tenure, services, and fixtures and fittings, before proceeding.*

**Tenure: Leasehold / Council Tax Band: B**



TOTAL APPROX FLOOR AREA - 47 sq m. / 505.9 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Hamwic Estate Agents

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