



sparks ellison

# 57 South Street, Eastleigh, SO50 5RP

**£1,295 Per Calendar Month**

A modern three bedroom Coach House style property benefitting from good size sitting room, kitchen with appliances and an en-suite to Bedroom one. Beneath the property there is a garage with utility cupboard providing plumbing for washing machine. South Street is conveniently located for Eastleigh Town Centre, Southampton Parkway Railway Station, Southampton International Airport and the M27 & M3 motorways.

## ACCOMMODATION

### Entrance Hall:

Stairs to sitting room

### Sitting Room:

16'7" x 13'11" (4.26 x 5.06) Access to kitchen, door to inner hallway.

### Kitchen:

10'9" x 7'2" (2.19 x 3.29) Built-in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher.

### Inner hallway:

Built-in storage cupboard.

### Bedroom 1:

12'9" x 8'11" (3.90 x 2.73) Built-in double wardrobe.

### En-suite:

6'7" x 3'5" (2.02 x 1.50) White suite with chrome fittings comprising shower in cubicle wash hand basin WC

### Bedroom 2:

9'8" x 8'9" (2.68 x 2.95) Built-in double wardrobe

### Bedroom 3:

8' x 6'7" (1.70m x 2.44m) Built-in double wardrobe

### Bathroom:

9'1" x 6'8" (2.77 x 2.05) White suite with chrome fittings comprising bath with shower over, wash hand basin, w.c.

### Outside:

### Front:

Area lead to shingle, vehicular access to rear which in turn provide access to the garage.

### Garage:

19'8" x 9'10" (6 x 3) With up and over door, light, storage cupboard housing water tank and boiler, space and plumbing for washing machine.

## OTHER INFORMATION

### Approximate Age:

2008

### Approximate Area:

756sqft/70sqm

### Management:

Tenant find only

### Furnished/Unfurnished:

Unfurnished

### Security Deposit:

£1494

### Holding Deposit:

£298.84

### Availability:

February 2026

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Cherbourg Primary School

### Secondary School:

Crestwood Community School

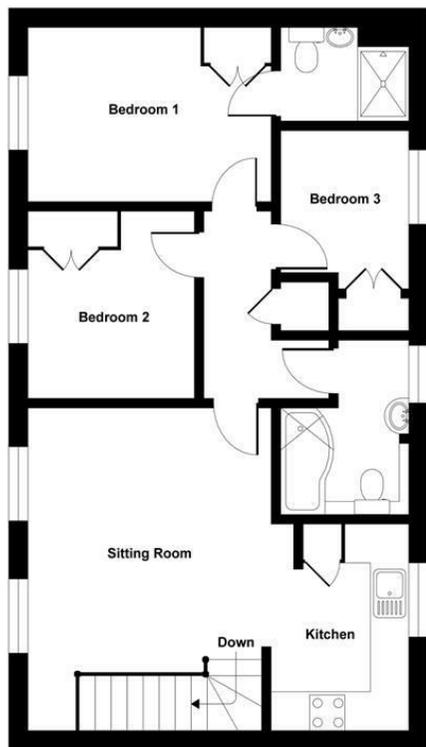
### Council Tax:

Band B

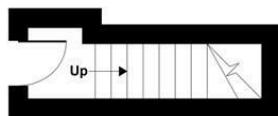
### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 36 sq ft / 3.3 sq m  
 First Floor = 720 sq ft / 66.8 sq m  
 Total = 756 sq ft / 70.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Sparks Ellison. REF: 747782



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