

GROUND FLOOR



Chambers
Sales and Lettings

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room 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 self - storage 1/1/2018



Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



9a
Westward Road
Hedge End
Southampton
SO30 4NP




01329 665700
Stubbington

Bursledon

02380 010440

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Hedge End
Southampton
SO30 4NP**

£189,950
Leasehold

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A very large two bedroom apartment with its own garden. The property offers two double sized bedrooms and a generous sized lounge/diner. Other features include gas central heating, double glazing and being offered for sale with no forward chain. An internal inspection is highly recommended to fully appreciate the size of the accommodation on offer. Please call Chambers Sales and Lettings to avoid missing out!



Entrance Hallway
A generous sized hallway with a large storage cupboard, radiator, doors to all rooms.

Garden
Area laid to lawn accessed via a rear door and communal pathway, brick built storage shed.

Lounge
18'6" x 11'8" (5.66 x 3.58)
Double glazed window to rear elevation, radiator.

Parking
On street parking.

Kitchen
11'8" x 10'9" (3.58 x 3.28)
Double glazed window to rear elevation, fitted units with a stainless steel sink unit, space for gas cooker, plumbing for washing machine, space for fridge, access to storage cupboard, wall mounted combi boiler (replaced 5 years ago).



Bedroom One
14'7" x 11'6" (4.47 x 3.51)
Double glazed window to front elevation, radiator.

Bedroom Two
11'6" max x 11'6"ax (3.51m max x 3.51max)
Double glazed window to front elevation, radiator.



Family Bathroom
Double glazed window to front elevation, panel bath, pedestal wash hand basin, WC, chrome heated towel rail.

Leasehold Information
The seller pays £118 per month which covers the ground rent and service charge.
The Lease began in 1983 for 125 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

