



Rose Road, Eling, SO40 9HT
Southampton

£160,000

Property Type: Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are delighted to offer for sale this well presented one bedroom top floor apartment, enviably positioned within the highly sought-after Eling area of Totton. Offered with vacant possession and no forward chain, this attractive property benefits from double glazed windows, gas central heating, residents off road parking, and low maintenance charges, making it an ideal opportunity for first time buyers, investors, or buyers seeking a conveniently located low-maintenance home.

- One Bedroom Top Floor Apartment
- Sought-After Eling Location
- Vacant Possession & No Forward Chain
- Open Plan Living Area
- Gas Central Heating
- Double Glazed Windows
- Residents Off Road Parking
- Low Maintenance Charges
- Spacious Bedroom With Built-In Wardrobes
- Ideal First Time Buy Or Investment

Additional Information

Tenure: Leasehold - 105 Years remaining

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas

Central Heating

Windows: Double Glazed

Council Tax Band: A

Parking: Residents Off Road Parking

Sellers Position: Vacant Possession / No Forward Chain

Charges: No Ground Rent - Maintenance £60 p/mth





Communal Entrance & Access

The property is accessed via a communal entrance hallway on the ground floor, with staircase rising to the first floor where the private entrance door to the apartment is positioned. The private entrance area benefits from a rear aspect double glazed window and staircase rising to the top floor accommodation.

Top Floor Landing

The top floor landing offers a surprisingly spacious and useful area, enhanced by a rear aspect Velux window allowing for natural light. Further features include thermostat control, fuse board location, and access through to the bedroom and main living accommodation. Please note there are areas of reduced head height within parts of the top floor accommodation due to the characterful roofline design.

Living Area / Kitchen

The open plan living area is a bright and characterful space, benefiting from multiple Velux windows to the front and side aspects, helping to create a naturally light environment throughout the day.

The room features smooth ceilings, engineered laminate flooring, two radiators, and useful eaves storage cupboard housing the gas boiler.

The kitchen area is fitted with ample work surfaces incorporating units and drawers to the base level, together with integrated electric hob and oven, sink unit, part tiled surrounds, and space and plumbing for additional white goods. A rear aspect Velux window positioned above the kitchen area further enhances the natural light within the room.

Bedroom

The bedroom is a well proportioned and spacious room benefiting from smooth ceiling, fitted carpet, radiator, rear aspect Velux window, and built-in double wardrobes providing excellent storage.

A door leads directly through into the en-suite bathroom.

Please note there are areas of reduced head height within the bedroom due to the sloped ceiling design.

En-Suite Bathroom

The bathroom is fitted with a white suite comprising enclosed bath with mixer shower over, wash hand basin, and low level WC. Additional features include tiled walls, tiled flooring, heated towel radiator, smooth ceiling, and side aspect Velux window.

Again, there are areas of reduced head height within the bathroom due to the roofline.

Outside & Parking

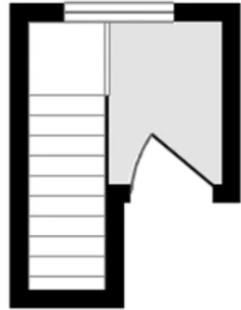
Externally, the development benefits from communal facilities including residents parking, communal bin storage, and a useful cycle store area.

Location - Forest Edge is situated within the highly desirable Eling area of Totton, a location particularly favoured for its character, waterside surroundings, and convenient access to local amenities. Nearby buyers will benefit from easy access to local shops, bus routes, schools, and

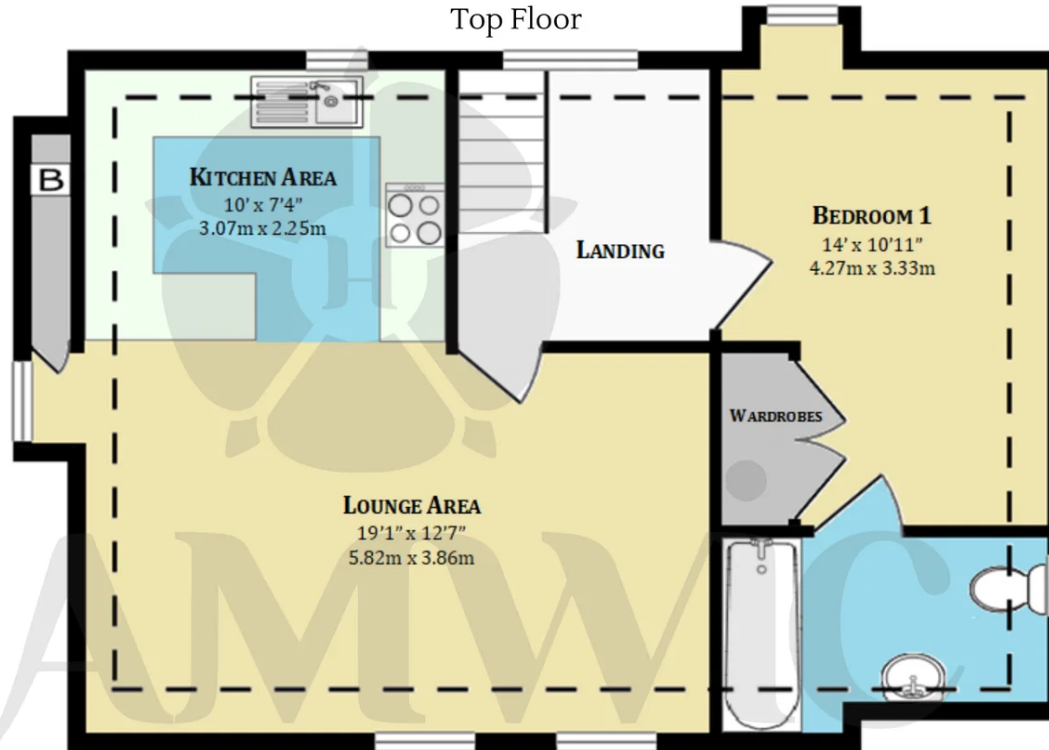


TOTAL APPROX FLOOR AREA - 55sq m. / 592 sq ft.

1st Floor Entrance



Top Floor



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.

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