



Kenworthy Way, Eastleigh, Hampshire, SO50 9RA

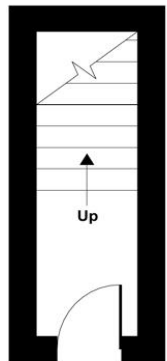
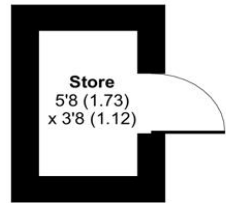


ACCOMMODATION

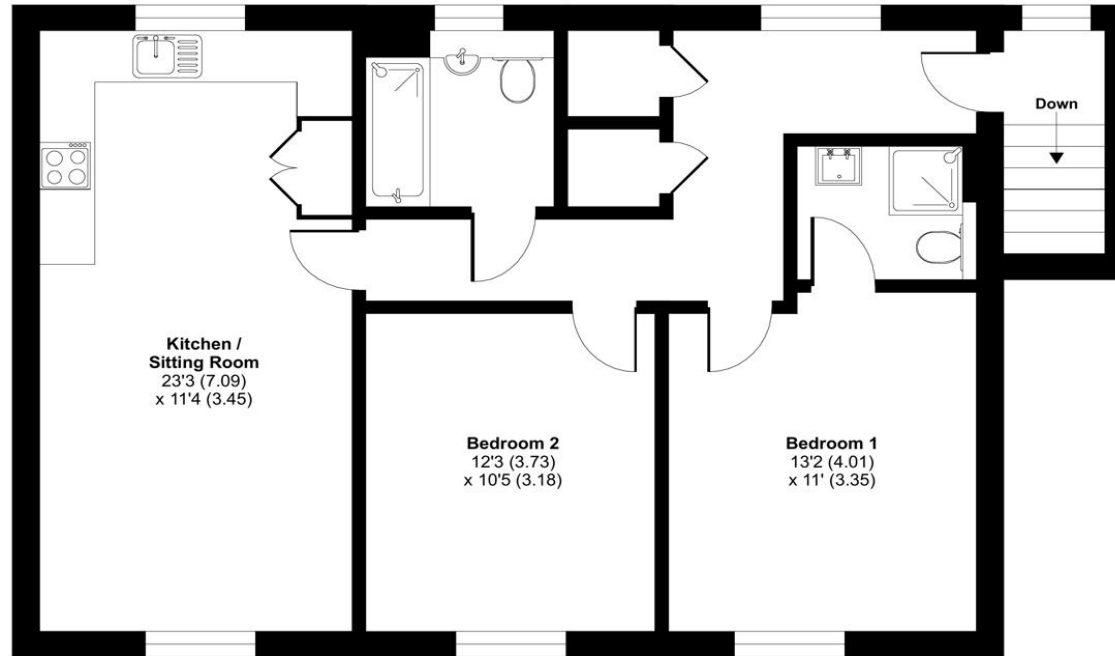
A wonderful two-bedroom coach house situated in the sought-after location of North Stoneham Park. Impressive throughout, the welcoming entrance hall guides you through, up and into the property accommodation. The kitchen has been beautifully finished with white gloss units complemented by stylish worktops and integrated white goods. The generous open-plan sitting room offers a relaxing space to retreat to with large windows allowing light to flow through the room. The property offers two double bedrooms, the principal bedroom benefits from an en-suite shower-room and a further family bathroom complements the home further with modern grey tiling and a neutral fitted three-piece suite. Externally is where this home stands out with a beautiful picturesque surrounding and off-road parking.



Approximate Area = 876 sq ft / 81.3 sq m
Store = 20 sq ft / 1.9 sq m
Total = 896 sq ft / 83.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 957601



SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Coach House
- Two-bedrooms
- Open plan living
- En-suite shower room
- Picturesque surrounding
- Allocated and visitors parking

LOCAL AUTHORITY

Eastleigh Borough Council

GUIDE PRICE

Offers in Excess of £290,000

TENURE

Leasehold

Unexpired Years: 97 Years remaining

Approximate Service Charge: £30.00pcm

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.