

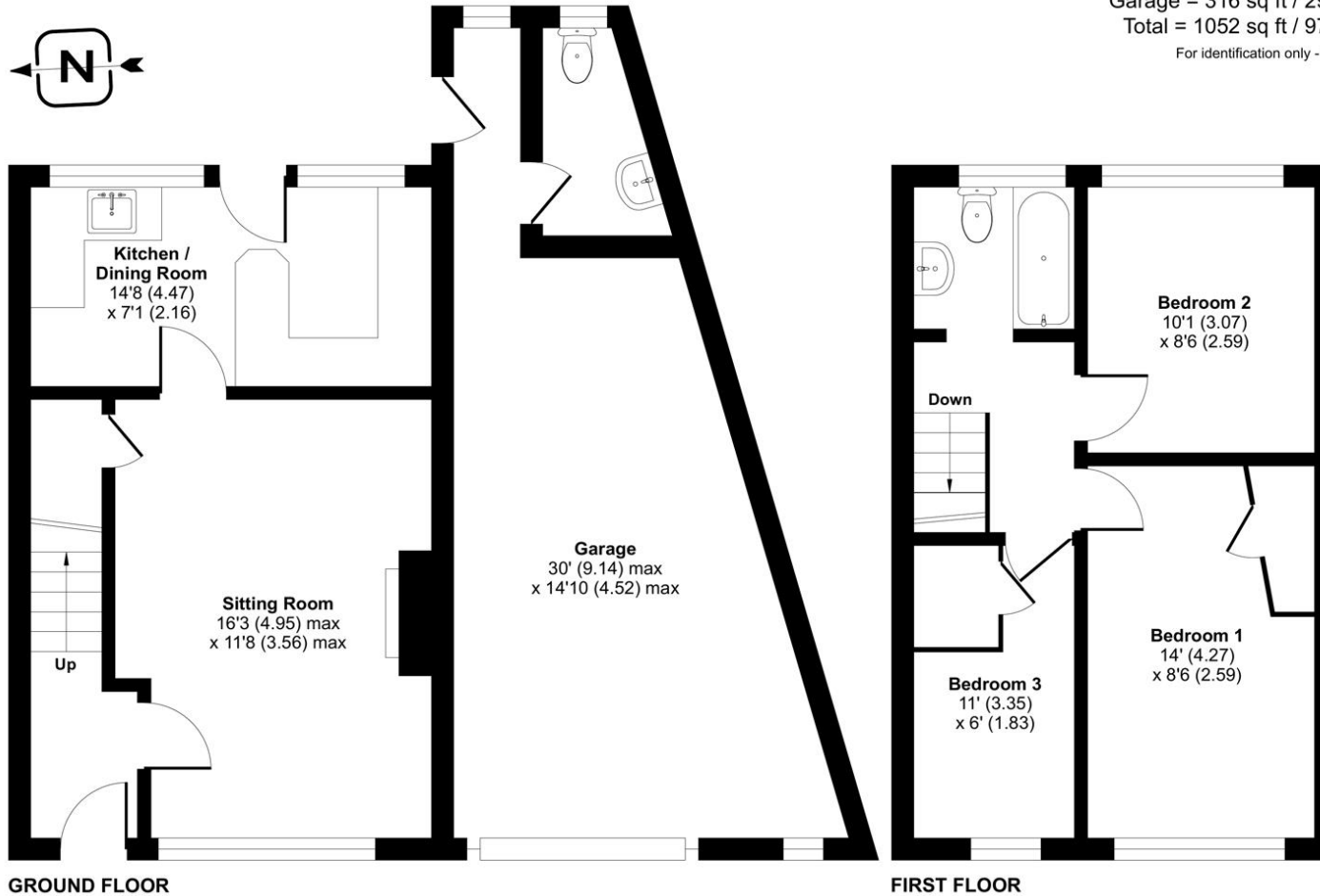


Sussex Road, Chandler's Ford, Eastleigh, Hampshire, SO53 3FS



ACCOMMODATION

Fantastic, three-bedroom home occupying a quiet position in family friendly Chandlers Ford. The well-portioned accommodation to the ground floor comprises an entrance hallway with storage, a spacious 16ft sitting room and a well-proportioned kitchen with a range of wall and base units with a door opening out onto the private enclosed garden. The first floor continues to delight with three bedrooms, all serviced by the family bathroom. Continuing outside, you will gravitate towards the private rear garden which has been well maintained with a lawned area and a patio perfect for al fresco dining. To the front of this home, you will find a well-established front garden with further benefits of driveway parking and a spacious garage, featuring a further useful guests cloakroom. This home requires some cosmetic improvement and presents an ideal opportunity to create a light and airy home throughout.



Approximate Area = 736 sq ft / 68.4 sq m
 Garage = 316 sq ft / 29.3 sq m
 Total = 1052 sq ft / 97.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1105517



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns with a number of high quality public and private educational facilities within easy reach catering for all ages. Coast and country lifestyle pursuits are all within striking distance as the town is well placed for the South Downs National Park and The New Forest. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



SPECIFICATION

- Three bedroom home
- Requires Modernisation
- Family bathroom
- Popular family location
- Mature rear garden
- Driveway parking and Garage

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

GUIDE PRICE

Guide Price £325,000

TENURE

Freehold