



Sycamore Avenue, Hiltingbury, Chandler's Ford, Hampshire, SO53 5RG

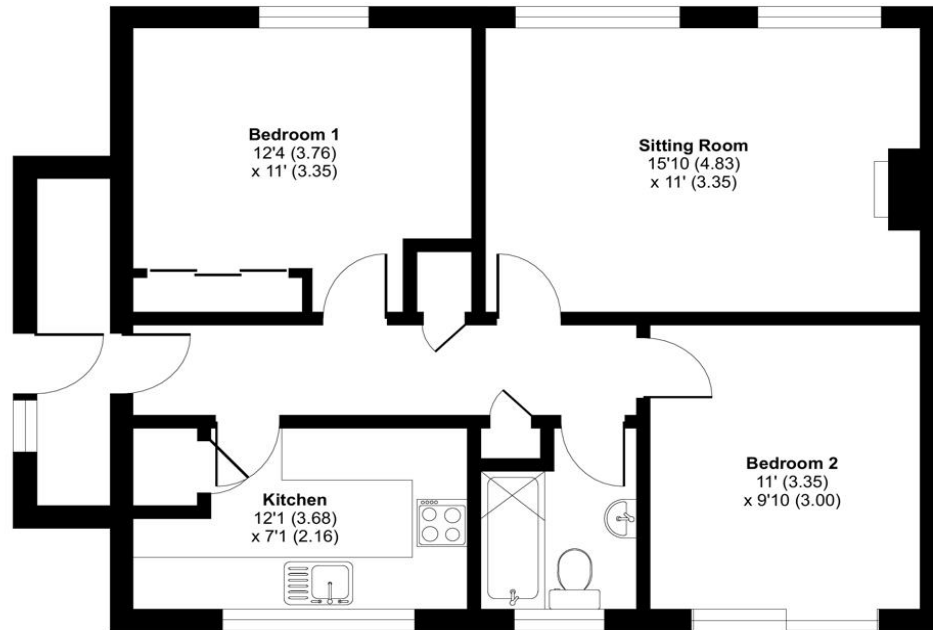


ACCOMMODATION

Spacious, well-presented, ground floor two-bedroom maisonette, situated in the sought-after location of Hiltingbury, within catchments of both Thornden and Hiltingbury Schools. The property is within close proximity to local amenities and Hiltingbury Recreation Ground and would be ideal for a first-time buyer or as an investment purchase. Offered to the market with well-proportioned accommodation throughout and entered via a welcoming entrance hallway, you'll find the fitted kitchen, and two double bedrooms, one of which benefits from fitted wardrobes, served by the three-piece family bathroom. The sitting room is generous in proportion offering plenty of space for entertaining, as well as a dining area enjoying views over the private rear garden with a delightful decked seating area, ideal for al fresco entertaining. The property is pleasantly set back from the road and benefits from off-road parking for one car and a separate garage. The property is offered for sale with no forward chain.

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(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: 1029835



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, and traditional inns with several high-quality public and private educational facilities within easy reach catering for all ages, including Southampton and Winchester Universities. 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 proximity and provides transport links to many cities within the UK and Europe.



SPECIFICATION

- Ground floor maisonette
- Hiltisbury and Thornden School Catchment
- Walking distance to local amenities
- No forward chain
- Two double bedrooms
- Garage in a nearby block

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - B

ASKING PRICE

£195,000

TENURE

Leasehold – 999-year lease

No of years remaining - 993

Current annual ground rent - £10.00

Expected increase - to be confirmed

** Under the 1979 Estate Agents Act we are required to declare that the vendor of the property is associated with Charters**