



Dean Place, 24 Hursley Road, Chandler's Ford, Eastleigh, Hampshire, SO53 2RP



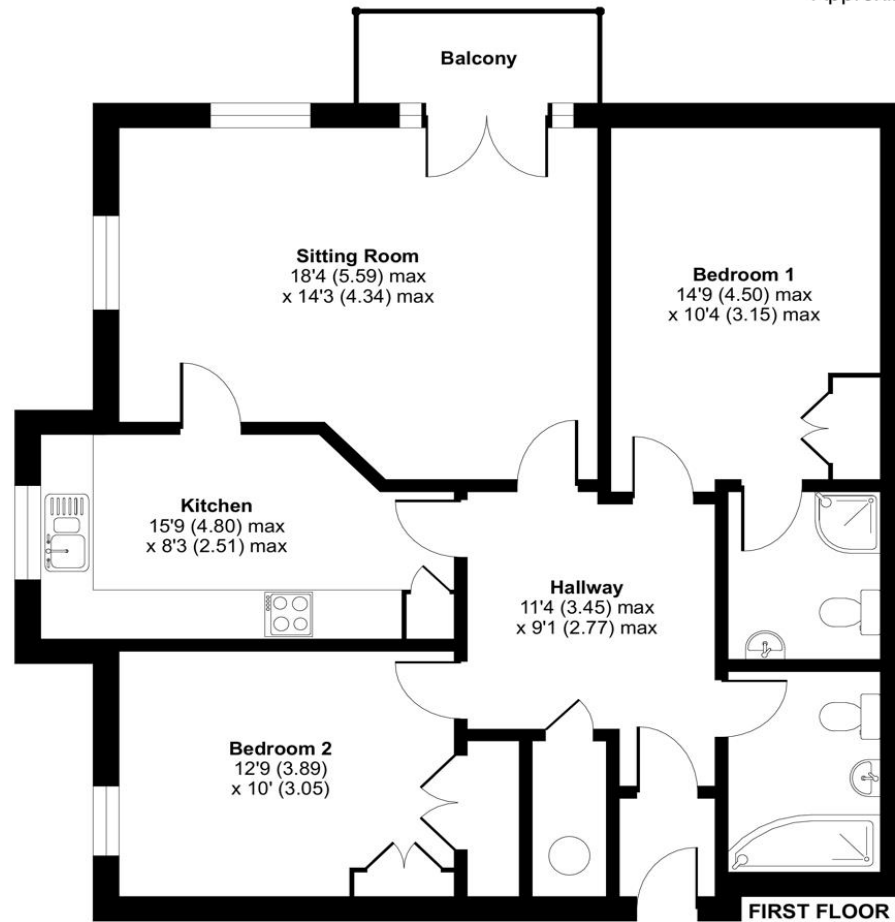
ACCOMMODATION

Located within the popular development of 'The Deans', this two-bedroom apartment will attract much interest. Positioned on the second floor, the home is streamed with light and offers space in abundance. The welcoming entrance hallway with fitted storage guides you into the home and through to the main living accommodation. The property has a wonderful social flow with the lounge enjoying a double-aspect view across Hursley Road and access to the private balcony. The modern kitchen has a contemporary feel with wooden units, integral white goods and a convenient breakfast bar. Both bedrooms accommodate double beds and have large fitted wardrobes. The principal bedroom offers an ensuite shower room and an additional bathroom serves the second bedroom. Externally, the grounds are exceptionally well maintained and this apartment has an allocated parking space along with multiple visitor spaces. Dean Place is within easy access to Chandlers Ford train station, doctor's surgery and local shops.



Approximate Area = 932 sq ft / 86.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	72
(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: 1024134



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and includes Thornden & Toynbee secondary school alongside a selection of private schools. Coast and country lifestyle pursuits are all within striking distance as the city 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 Airport Parkway.



SPECIFICATION

- Central Chandlers Ford location
- Lift access
- Resident parking
- Second floor
- Ensuite to principal bedroom
- Walking distance to all local amenities

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

GUIDE PRICE

Offers Over £275,000

TENURE

Leasehold

Unexpired Years: 107

Annual Ground Rent: £247.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1235.00

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