



Benny Hill Close, Eastleigh, Hampshire, SO50 5GG



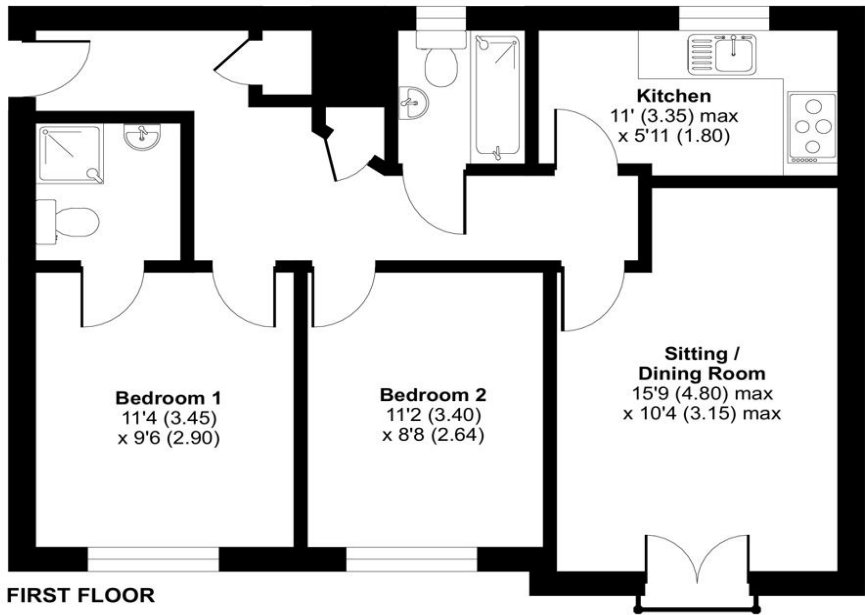
## SPECIFICATION

- Two-bedroom first-floor flat near Eastleigh Town Centre and Railway Station
- Bright and airy with plenty of natural light
- Master bedroom with en-suite shower room
- Spacious lounge with a Juliet balcony
- Separate kitchen with appliances and storage
- Includes one allocated parking space

## ACCOMMODATION

This spacious and bright two-bedroom first-floor flat offers a perfect blend of comfort and convenience, just a short walk from Eastleigh Town Centre and the Railway Station. Benefiting from a dual aspect, the property is filled with natural light throughout, creating a welcoming and airy atmosphere. The master bedroom features its own en-suite shower room. The second bedroom is also a generous double and is well-served by a modern three-piece bathroom suite, complete with a shower over the bath. The lounge area is a real highlight, with a Juliet balcony adding to the sense of space and light. The dedicated dining area, complete with a table and chairs. The separate kitchen is well-equipped with freestanding white goods and offers ample storage for all your culinary needs. To complete this excellent property, there is one allocated parking space, ensuring convenience for residents. This flat is perfect for anyone seeking a bright, spacious home with practical features and great location. Offered on a part-furnished basis.

Approximate Area = 639 sq ft / 59.4 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 80                      | 80        |
| (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 |           |



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Charters Estate Agents Limited. REF: 1269809

**SITUATION**

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a wide variety of shopping 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.

**LOCAL AUTHORITY**

Eastleigh Borough Council  
 Council Tax Band B  
 Minimum Term 12 Months

**£1,200 PER MONTH**

Security Deposit £1,384.61 (based on advertised rental price)  
 Holding Deposit £276.92 (based on advertised rental price)



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