



32 Surrey Court Kent Road, Chandler's Ford, SO53 3LS

£160,000

Nestled in Kent Road, Chandler's Ford, this delightful two-bedroom flat is specifically designed for residents aged 55 and over, offering a perfect blend of comfort and convenience. Built in 2015, the property has been recently redecorated and recarpeted, ensuring a fresh and inviting atmosphere for its new occupants. As you enter, you are welcomed into an open-plan lounge and kitchen area, which is ideal for both relaxation and entertaining. The space is bathed in natural light, thanks to the south-facing balcony that provides a lovely outdoor retreat. The two comfortable bedrooms offer a peaceful haven for rest, while the modern wet room adds to the practicality of the flat. Residents of this retirement community can take full advantage of a variety of on-site amenities, including a delightful restaurant, a hair salon, a laundry room, and communal lounges, fostering a sense of community and social engagement. This property not only offers a comfortable living space but also a vibrant lifestyle for those looking to enjoy their golden years. With its prime location in Chandler's Ford, this flat is well-connected to local shops, transport links, and beautiful parks, making it an ideal choice for those seeking a serene yet accessible living environment. Whether you are looking to downsize or simply wish to embrace a more relaxed lifestyle, this charming apartment is sure to meet your needs. Rest easy knowing that professional care and support are available on-site 24 hours a day, providing a safety net that adapts to your needs.

ACCOMMODATION

Entrance hall:

Two storage cupboards.

Sitting/dining room:

21'3" x 11'1" (6.48m x 3.38m) Access to balcony.

Kitchen:

11'1" x 6'11" (3.38m x 2.11m) Range of units comprising integrated induction hob with extracted over, electric oven, space for fridge freezer.

Balcony:

8'4" x 4'4" (2.54m x 1.32m)

Bedroom 1:

14'7" x 10'6" (4.45m x 3.20m) Fitted wardrobe.

Bedroom 2:

12'2" x 7'1" (3.71m x 2.16m)

Wet room:

White suite wet room, wash basin and WC.

OUTSIDE

Surrey Court enjoys pleasant residents' gardens and plenty of parking for residents and visitors.

Amenities:

Surrey Court enjoys a host of amenities, including residents' lounges, a restaurant, hairdressers, a laundry room, a lift to all floors and a security entry system.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2015

Maintenance Charge:

£305.79 paid monthly

Ground Rent:

£150 per annum (paid monthly included in the service charge)

Shared Ownership:

This is a shared ownership property with Vivid Homes. 75% vendor/25% Vivid Homes.

Approximate Age:

2015

Approximate Area:

Sellers Position:

No forward chain

Heating:

Electric underfloor heating

Windows:

UPVC Double glazing

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

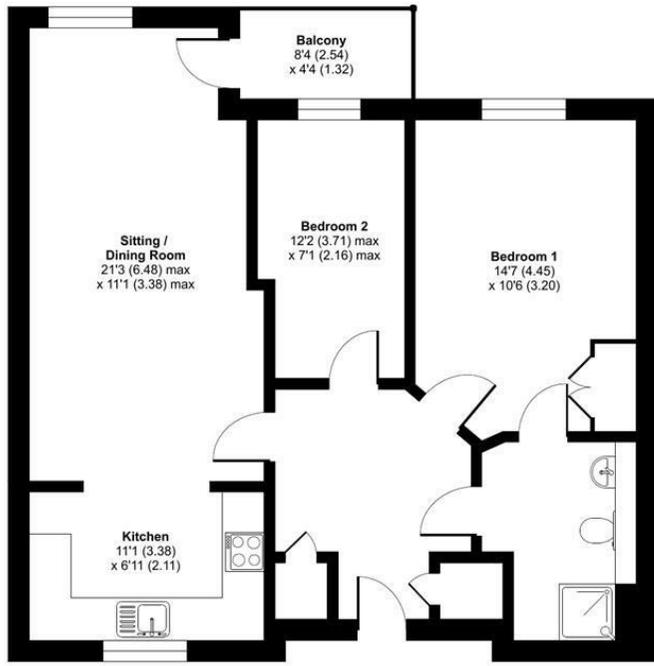
Band B

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



First Floor = 733 sq ft / 68.1 sq m
For identification only - Not to scale



FIRST FLOOR



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1424452

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



