



sparks ellison

151 Hut Farm Place, Chandler's Ford, SO53 3LR

£210,000

Positioned within close proximity to the number one bus route and a long list of local amenities, this is a fantastic opportunity to purchase a larger than average and rather private top floor flat in the ever popular Hut Farm Place development. The flat enjoys an aspect of privacy having its own entrance hall within the block which assists obstructing noise, two great sized bedrooms, an ensuite shower room in the master bedroom, spacious living/dining space and a westerly facing balcony which will catch all the afternoon & evening sunshine with views for miles to take in. Externally the property enjoys an under croft parking space and communal grounds.

ACCOMMODATION

Entrance Hall:

Large hallway with additional space to the left hand side of the entrance where two large cupboards are located, one which houses the electrics.

Bedroom 1:

16'10" x 10'2" (5.12m x 3.10m) Great sized bedroom enjoying a built in double wardrobe.

En-suite:

Made up of wash basin, toilet, shower cubicle, extractor fan and external window.

Bedroom 2:

15'6" x 8'6" (4.72m x 2.58m)

Bathroom:

Suite comprising of wash basin, wc, bath with shower over, mixer tap with shower attachment, glazed screen. There is also a small window and extractor fan.

Kitchen/Dining Area/Living Area:

20'4" x 15'5" (6.20m x 4.71m)

Dining/Living Area

Good sized space with double doors leading out to the west facing balcony.

Kitchen:

Range of units, electric hob & cooker with extractor over, basin, spaces for a fridge freezer & washer drier and breakfast bar.

OUTSIDE

Under cover parking space and communal grounds.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease

125 years from 2008

Ground Rent:

£250 paid in two instalments

Maintenance Charge:

£1,324.31 Paid every 6 months

Approximate Age:

2009

Approximate Area:

724sqft/67.2sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

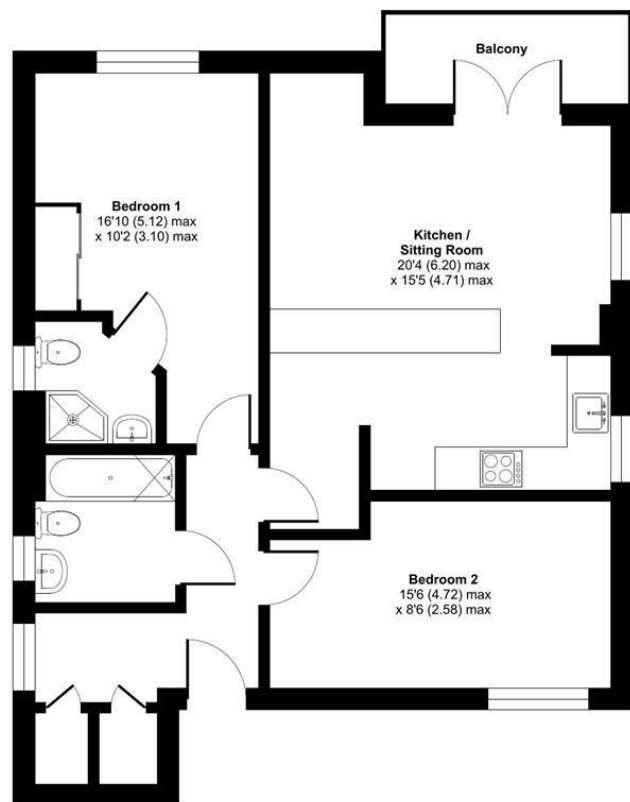
Band B

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.

Third Floor = 724 sq ft / 67.2 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1396032.



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	EU Directive 2002/91/EC	

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