



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:

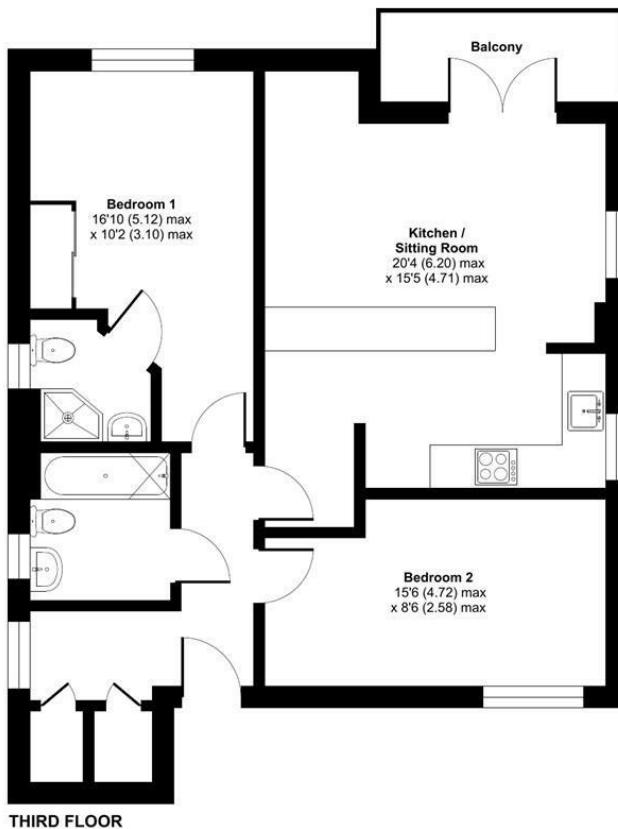
Band B

### 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 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		
<b>England &amp; Wales</b>	<b>78</b>	<b>78</b>
EU Directive 2002/91/EC		

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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.



