



sparks ellison

# 46 Viscount Gardens, Eastleigh, SO50 5UA

£335,000

Positioned at Viscount Gardens in Eastleigh, this well-presented three bedroom end-terrace home offers balanced accommodation and practical storage throughout. You enter via a welcoming hallway with a convenient cloakroom, leading through to a generously proportioned sitting room to the front of the home. Across the rear, the kitchen/dining room stretches the width of the property, creating a sociable space for everyday living and dining while overlooking the garden. Upstairs, three bedrooms are arranged around the landing, with the principal bedroom benefitting from an ensuite, alongside a separate family bathroom. Each bedroom includes either fitted or built-in wardrobe storage, helping maximise usable space. Outside, parking is available to the front. The rear garden has been landscaped to create two patio seating areas with a lawned section between, offering a flexible outdoor setting. The location is particularly convenient, being close to Lakeside Country Park and within easy reach of Southampton Airport Parkway, supporting straightforward rail connections towards London.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

#### Cloakroom:

Wash hand basin, WC

#### Sitting room:

18'0" x 10'11" (5.48m x 3.33m) Stairs to first floor

#### Kitchen/Dining room:

13'10" x 9'6" (4.22m x 2.89m) Range of units including integrated washing machine, dishwasher, gas hob and electric oven with extractor hood over and space for fridge freezer. Door to rear garden.

### First Floor

#### Landing:

#### Bedroom 1:

10'4" x 8'10" (3.16m x 2.70m) Built in wardrobes.

#### En-Suite:

White suite comprising WC, wash basin and shower cubicle.

#### Bedroom 2:

11'5" x 7'8" (3.47m x 2.34m) Access to loft space and fitted wardrobe

#### Bedroom 3:

8'2" x 5'10" (2.49m x 1.79m) Built in wardrobe

#### Bathroom:

White suite comprising bath with mixer tap, WC, wash basin, part tiled walls.

## OUTSIDE

#### Front:

Shingled area and path to front door.

#### Rear:

Patio area with path leading to another patio space and lawned area in between.

#### Parking:

Allocated parking for one car and visitor bays

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2011

#### Approximate Area:

774 sq ft / 71.8 sq m

#### Sellers Position:

Looking for a forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC Double glazing

#### Infant/Junior School:

Cherbourg Primary School

#### Secondary School:

Crestwood Community School

#### Local Council:

Eastleigh Borough Council - 02380 688000

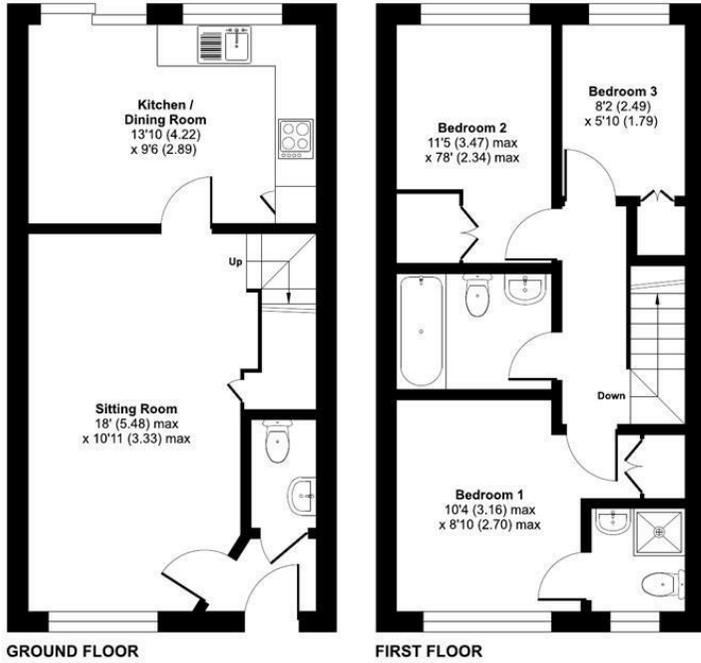
#### Council Tax:

Band C

#### 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.

Ground Floor = 387 sq ft / 35.9 sq m  
 First Floor = 387 sq ft / 35.9 sq m  
 Total = 774 sq ft / 71.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		79	
(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	

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: 1420152

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