



# 36 Ashdown Close, Chandler's Ford, SO53 5QF

£269,000

Situated in the popular cul-de-sac of Ashdown Close, this charming three-bedroom duplex maisonette boasts well-proportioned accommodation, making it an ideal choice for those seeking extra space or wanting to work from home. The sitting room provides a perfect setting for relaxation or entertaining guests whilst the kitchen provides additional space for dining. The maisonette features three spacious bedrooms, ensuring ample room for everyone. The bathroom is thoughtfully designed to cater to your daily needs and benefits from both a shower and a bath. There is the added benefit of a garage, providing secure storage or additional parking options. The location is particularly appealing, as it is within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families with children.

## ACCOMMODATION

### Entrance Hall:

Stairs to first floor.

### Landing:

Stairs to second floor.

### Sitting Room:

15'5" x 11'11" (4.70m x 6.63m) Fitted electric fire.

### Kitchen/Breakfast Room:

14'6" x 12'7" (4.42m x 3.84m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, space for table and chairs, cupboard housing boiler, under stairs storage cupboard.

## SECOND FLOOR

### Landing:

### Bedroom 1:

14'6" x 10'5" (4.42m x 3.18m) Built in double wardrobe with cupboard over.

### Bedroom 2:

12'1" x 11'11" (3.68m x 3.63m)

### Bedroom 3:

8'8" x 6'8" (2.64m x 2.03m)

### Bathroom:

Comprising bath, shower in cubicle, wash hand basin and WC inset to vanity unit.

## OUTSIDE

### Garden:

To the rear of the property there is an area of garden that belongs to No.36 and is laid to lawn. The gardens are open plan.

### Garage:

17'3" x 7'11" with up and over door, power and light.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

900 years remaining as of 2025

### Ground Rent:

£10 per annum

### Approximate Age:

1969

### Approximate Area:

1121sqft/104.1sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Electric

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band B

### Local Council:

Eastleigh Borough Council - 02380 688000

### 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 = 35 sq ft / 3.3 sq m  
 First Floor = 473 sq ft / 43.9 sq m  
 Second Floor = 473 sq ft / 43.9 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1121 sq ft / 104.1 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). © ritchcom 2025. Produced for Sparks Ellison. REF: 1348255

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</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.



