



Flat 8 Dean Place Hursley Road, Chandler's Ford, SO53 2RP

£350,000

Located in central Chandler’s Ford, this stunning ground floor apartment offers a perfect blend of comfort and convenience. Positioned at the rear corner of the building, the flat enjoys a delightful westerly aspect, allowing for plenty of natural light throughout the day. The property features two generously sized double bedrooms, both equipped with built-in wardrobes, providing ample storage space. The spacious sitting room boasts a dual aspect, creating a bright and airy atmosphere, ideal for relaxation or entertaining guests. The comprehensively fitted kitchen/breakfast room is perfect for culinary enthusiasts, offering a functional space to prepare meals and enjoy dining. This apartment also includes two well-appointed bathrooms, comprising an ensuite and a separate bathroom, ensuring convenience for both residents and visitors. An allocated parking space adds to the practicality of this lovely home. Well presented throughout, this property is ready for you to move in without delay, as there is no forward chain. Its prime location means you are conveniently close to local shops, doctors, and the railway station, making it an ideal choice for those seeking a vibrant community with easy access to amenities. This charming apartment is perfect for first-time buyers, downsizers, or investors looking for a quality property in a sought-after area. Don't miss the opportunity to make this delightful apartment your new home.

ACCOMMODATION

Ground Floor

Reception Hall:

A spacious central area with access to all rooms, airing cupboard and storage cupboard.

Sitting Room/Dining Room:

18'4" x 14'3" (5.58m x 4.33m) A dual aspect room with windows to two sides, doors to the terrace.

Terrace:

A patio area with pleasant westerly aspect.

Kitchen/Breakfast Room:

15'9" x 6' (4.80m x 1.83m) A comprehensive range of units, electric oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, space for table and chairs, tiled floor.

Bedroom 1:

16' x 10'5" (4.88m x 3.17m) Built in wardrobe.

En-Suite Shower Room:

Suite comprising double width shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:

12'9" x 10' (3.89m x 3.05m) Built in wardrobe.

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

OUTSIDE

Parking:

There is one allocated parking space as well as visitor parking spaces.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

125 years from 2025

Ground Rent:

£247.09

Maintenance Charge:

£1500 per annum

Approximate Age:

2000

Approximate Area:

Sellers Position:

No forward chain

Heating:

Electric Economy 7 and Underfloor in the hallway

Windows:

UPVC double glazing

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

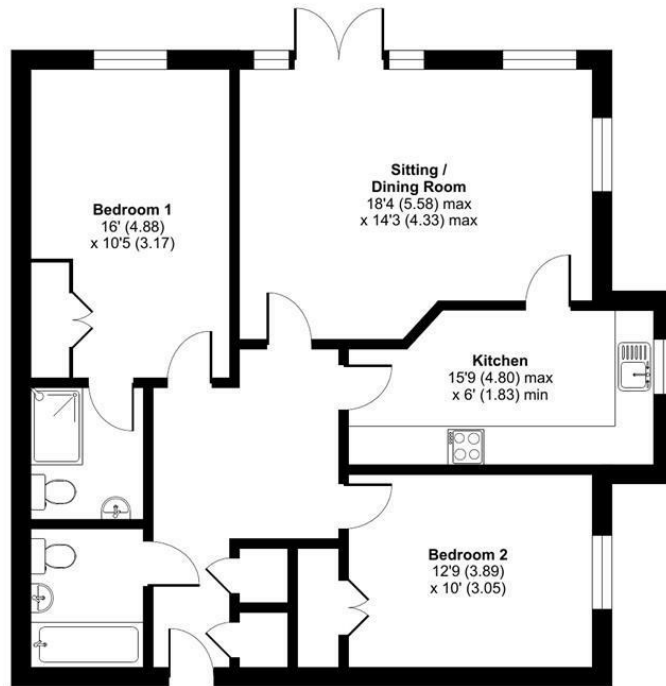
Council Tax:

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 = 929 sq ft / 86.3 sq m
For identification only - Not to scale



GROUND 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	EU Directive 2002/91/EC	

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

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