



# Nursery House, 26 Hursley Road, Chandler's Ford, SO53 2RQ

£350,000

Located in the heart of Chandler's Ford, this highly sought-after flat is an ideal residence for those aged over 55. The property boasts a well-presented interior, featuring two generous bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. The master bedroom benefits from an en-suite bathroom, while a separate bathroom serves the second bedroom and guests. The heart of the home is a fully fitted kitchen/dining room, perfect for entertaining or enjoying a quiet meal. The sitting room is a welcoming area, enhanced by a lovely balcony that invites natural light and offers a pleasant outdoor space to relax. This apartment is situated within a secure building, complete with a security entry system and a lift providing access to all floors. Residents can enjoy the communal lounge area, fostering a sense of community among neighbours. The property also includes an allocated parking space, along with additional visitor parking for guests. Conveniently located within walking distance to local shops, a doctor's surgery, and the railway station, this flat offers both comfort and accessibility. With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a vibrant community, this apartment on Hursley Road is a wonderful opportunity not to be missed.

## ACCOMMODATION

### Communal entrance hall:

Accessed via security entry system with stairs and lift to all floors.

### Reception hall:

Airing cupboard, coats cupboard.

### Sitting room:

Fireplace with electric fire, double doors to balcony.

### Kitchen/dining room:

Fitted with a comprehensive range of units, integrated electric oven, electric hob with extractor hood over, washer/dryer, dishwasher and fridge freezer, tiled floor, space for table and chairs.

### Bedroom 1:

Fitted double wardrobe.

### En-suite:

Suite comprising shower cubicle, wash basin, WC.

### Bedroom 2:

Fitted wardrobe.

### Bathroom:

Suite comprising bathroom, mixer tap and shower attachment, wash basin, WC.

## OUTSIDE

The property occupies attractive communal gardens to the rear for residents to enjoy.

### Parking:

There is one allocated parking space for the apartment and visitor parking available.

### Communal Lounge:

The residents have access to and can enjoy a communal lounge on the ground floor.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 2005

### Maintenance Charge:

£2951.08 per annum (Due half yearly. Jan & Jul)

### Ground Rent:

£247.09 per annum (Due Jan)

### Approximate Age:

2005

### Approximate Area:

823 sq ft / 76.4 sq m

### Sellers Position:

No forward chain

### Heating:

Electric heating

### Windows:

UPVC double glazing

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

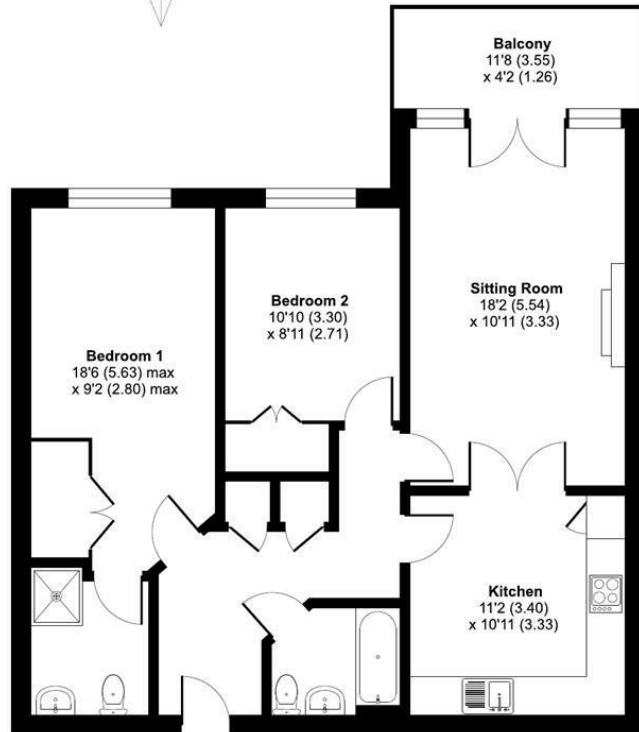
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### Agents Note:

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.

First Floor = 823 sq ft / 76.4 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(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	

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: 1439651

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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.



