



sparks ellison

Flat 4, 3 Brownhill Road, Chandler's Ford, SO53 2EB

£1,100 Per Month

A modern apartment situated in the middle of Chandler's Ford Town Centre which benefits from a host of amenities that include, coffee shops, public houses, restaurants and a Waitrose supermarket along with open spaces. Commuter links are great for easy access to Eastleigh, Southampton and Winchester, along with the M3 and M27 motorways, by car whilst the Number 1 bus route provides a link between Southampton and Winchester. Mainline railway stations and an international airport are close at hand.

The flat itself offers well proportioned accommodation including a well equipped kitchen/living room and contemporary bathroom. The flat also benefits from an allocated parking space.

ACCOMMODATION

Entrance Hallway:

Kitchen / Sitting Room:
22'1" x 9'11" (6.72m x 3.02m) A bright, open-plan living space featuring a contemporary fitted kitchen with a range of units, integrated appliances including an oven, hob with extractor, microwave and fridge/freezer, together with space for both dining and seating areas and patio doors with access to roof garden.

Bedroom 1:
16'3" x 8'1" (4.95m x 2.46m) Fitted wardrobe.

Storage Room:
9'11" x 9'10" (3.03m x 2.99m)

Bathroom:
Beautifully finished with a contemporary white suite comprising a bath with rainfall shower over, vanity wash hand basin and concealed cistern WC, enhanced by stylish marble-effect tiling.

OUTSIDE

Parking:
1 allocated parking space.

OTHER INFORMATION

Approximate Age:
2026

Approximate Area:
608 sq ft / 56.5 sq m

Availability:
Immediately

Management:
Tenant Find

Furnished/Unfurnished:
Unfurnished

Security Deposit:
£1269

Holding Deposit:
£253

Heating:
Electric

Windows:
UPVC double glazing

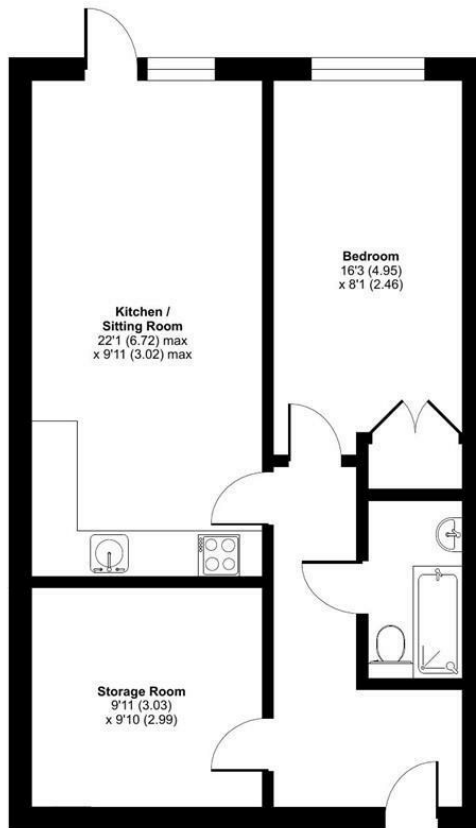
Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

Secondary School:
Thornden School

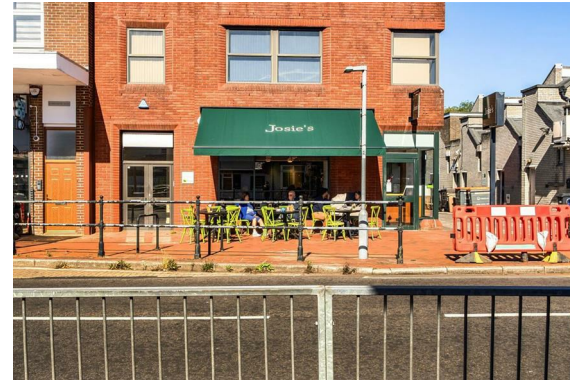
Council Tax:
Council Tax band not yet assessed/allocated by the Valuation Office Agency. Prospective tenants should be aware that Council Tax will be payable once a band has been determined.

Local Council:
Eastleigh Borough Council - 02380 688000

Ground Floor = 608 sq ft / 56.5 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	58	58
(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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