

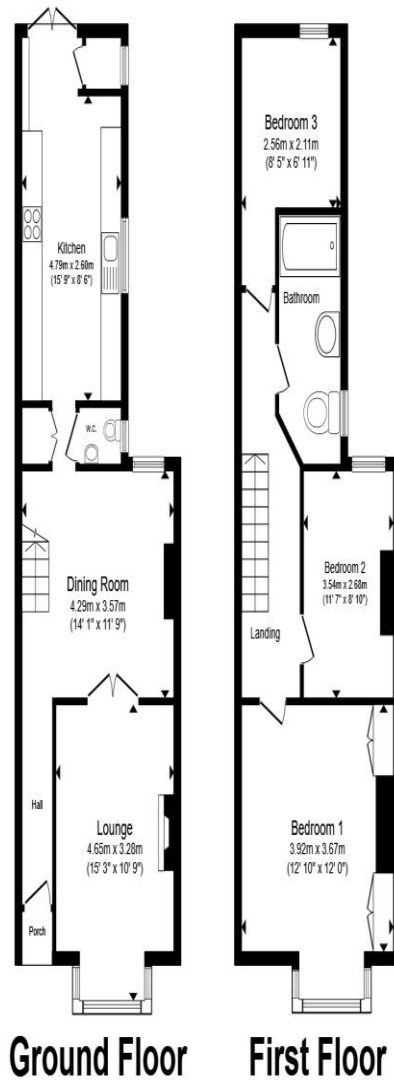


Dutton Lane, EASTLEIGH, SO50 6AB

welcome to
Dutton Lane, EASTLEIGH

This beautifully renovated three-bedroom Victorian terrace boasts elegant and versatile accommodation arranged over two floors, seamlessly blending period charm with refined contemporary living, and has been finished to an exceptional standard throughout and benefits from having no onward chain.





Total floor area 110.7 m² (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Cloakroom

Lounge

15' 3" x 10' 9" (4.65m x 3.28m)

Dining Room

14' 1" x 11' 9" (4.29m x 3.58m)

Kitchen

15' 9" x 8' 9" (4.80m x 2.67m)

Utility

Landing

Loft

Bedroom One

12' 10" x 12' (3.91m x 3.66m)

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom Three

8' 5" x 6' 11" (2.57m x 2.11m)

Bathroom

Rear Garden

Parking

Special Feature

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- Recently renovated bathroom
- New boiler installed in 2025
- High specification kitchen
- Downstairs cloakroom
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

Directions to this property:

Fox and Sons Estate Agents Eastleigh
44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk, turn left onto Wells Pl

At the roundabout, take the 1st exit onto Southampton Rd/A335, continue to follow A335

At the roundabout, take the 4th exit onto Bishopstoke Rd/B3037

Turn left onto Dutton Ln and your destination will be on the right



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH107058

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1896. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ELH107058 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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