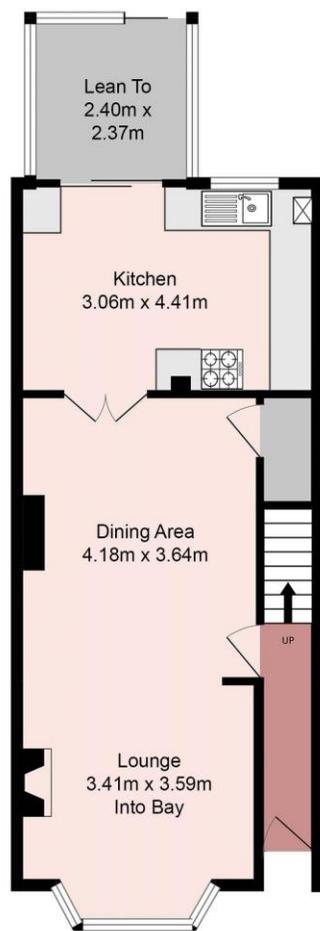




62, Downs Park Crescent, Totton, SO40 9GP  
£365,000

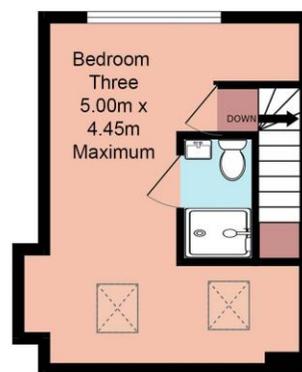
**brantons**



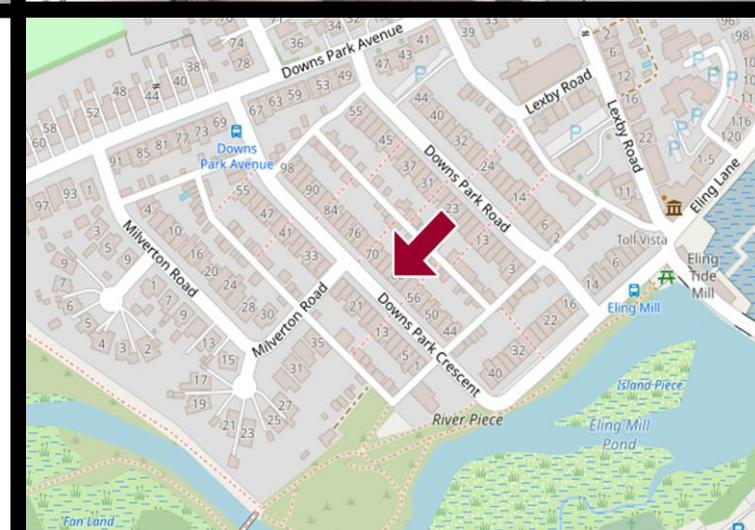
Ground Floor  
51.0 sq.m. approx.



1st Floor  
37.7 sq.m. approx.



2nd Floor  
20.2 sq.m. approx.



## Accommodation

**Lounge** - 11' 2" x 11' 9" (3.41m x 3.59m) Into Bay

**Dining Area** - 13' 9" x 11' 11" (4.18m x 3.64m)

**Kitchen** - 10' 0" x 14' 6" (3.06m x 4.41m)

**Lean To** - 7' 10" x 7' 9" (2.40m x 2.37m)

**Bedroom One** - 13' 9" x 9' 10" (4.19m x 3.00m)

**Bedroom Two** - 11' 6" x 8' 10" (3.51m x 2.68m) Into Bay

**Bedroom Three** - 16' 5" x 14' 7" (5.00m x 4.45m) Max

**En-suite** - 6' 5" x 3' 5" (1.95m x 1.03m)

**Nursery/ Study** - 7' 8" x 4' 11" (2.33m x 1.50m)

**Bathroom** - 10' 9" x 5' 11" (3.27m x 1.80m)

## Property

Brantons Independent Estate Agents are delighted to present for sale this spacious and well-arranged terraced house situated within the ever popular residential area of Eling. The ground floor accommodation begins with a welcoming entrance hallway leading through to a comfortable lounge positioned to the front of the property, featuring a charming bay window that allows for plenty of natural light, and a feature fireplace. The lounge is open plan with a generous dining area with large storage cupboard. The dining area flows through French doors into the fitted kitchen, which offers a range of units and work surfaces along with access to a useful lean-to — perfect for additional storage or utility use. On the first floor, the property offers two well-proportioned double bedrooms with fitted wardrobes, along with a versatile nursery/study which could also serve as a dressing room. A well proportioned four piece family bathroom completes the first floor accommodation. A further staircase then rises to the second floor where you will find a further bedroom, benefiting from the added convenience of an en-suite shower room. Outside, the property benefits from a private rear garden which is laid to lawn with a variety of plants bushes and shrubs, and raised artificial lawn seating area. The location offers easy access to local amenities, transport links, and the nearby waterside. An internal viewing is highly recommended to fully appreciate the space and flexibility this charming home has to offer.

## Features

- Charming Character Home Arranged Over Three Floors
- Three Generous Double Bedrooms Plus Nursery/ Study
- Spacious Lounge with Feature Fireplace & Bay Window
- Open-Plan Dining Area with Large Storage Cupboard
- Kitchen with Access Through to Utility/ Lean To
- Four Piece Family Bathroom & En-suite to Top Bedroom
- Generously Sized Rear Garden
- UPVC Double Glazing & Gas Central Heating
- Highly Sought After Residential Location
- Preferred Eling, Foxhills & Hounslow School Catchments

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

## Distances

**Motorway:** 1.9 miles

**Southampton Airport:** 9.1 miles

**Southampton City Centre:** 5.1 miles

**New Forest Park Boundary:** 1.5 miles

**Train Stations** Ashurst: 2.9 miles

Totton: 0.7 miles

## Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the second left onto Downs Park Road. At the end of the road, turn left onto Downs Park Crescent.

## Energy Performance

### Energy performance certificate (EPC)

62 Downs Park Crescent Telling SOUTHAMPTON SO40 9GP	Energy rating <b>C</b>	Valid until: 6 June 2034 Certificate number: 0340-2366-5360-2704-8845
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Property type	Mid-terrace house
Total floor area	117 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

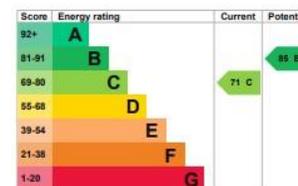
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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