


**Hiltingbury Road, Hiltingbury, Hampshire**

Offers Over: £220,000

Morris Dibben













Located in Hiltingbury, this inviting ground floor maisonette presents an outstanding opportunity for those seeking, convenient living within a desirable school catchment area. The property boasts two double bedrooms, making it ideal for both professionals and families alike.

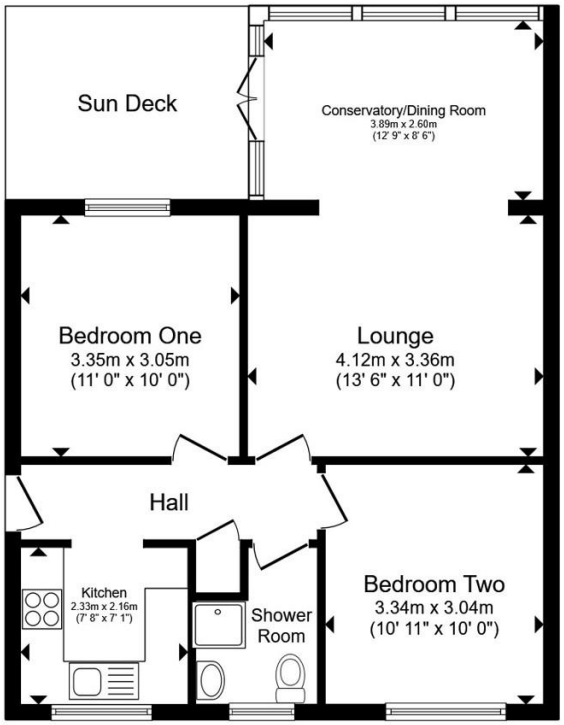
A spacious 13ft sitting room provides the perfect place to relax, while the 12ft conservatory offers an additional living area. The well-appointed kitchen and bathroom are complemented by double glazing and gas central heating.

Outdoors, the maisonette is enhanced having two separate garden areas , perfect for gardening enthusiasts or simply enjoying the fresh air. A decked seating area provides an excellent space.  Those who require parking will appreciate the added benefit of a garage and ample off-road parking.

Backing directly onto the picturesque Hiltingbury Park, the home enjoys a tranquil outlook and easy access to green open spaces—perfect for leisurely walks or picnics. The location is further complemented by convenient walking distance to local amenities. This property also sits within the catchment for both Hiltingbury and the highly regarded Thornden School.








Total floor area 60.0 m² (646 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

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Council Tax Band: **A**

Tenure: **Share of Freehold**

Service Charge: **£0**

Years Left on Lease: **947**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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