



**Rowe
& Co.**

41 Stevens Road, Eastleigh

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Introduction

Situated within a sought-after modern development, this beautifully presented two-bedroom first floor apartment offers stylish, low-maintenance living with spacious accommodation throughout. Boasting an impressive open-plan kitchen/living/dining room, two generous double bedrooms, allocated parking and well-maintained communal grounds, the property is perfectly suited to first-time buyers, downsizers and investors alike.

Location

Occupying the site of a vast deer park set within walking distance of Eastleigh's town centre, North Stoneham Park is perfectly situated with excellent transport links and local amenities, including a primary school, nursery, community centre, leisure, retail and sporting facilities - all set within the park development. Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

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Inside

A welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage, enhancing the practicality of the home. The heart of the apartment is the superb open-plan kitchen/living/dining room, a bright and sociable space designed for modern living. The contemporary kitchen is fitted with a range of sleek wall and base units, complemented by generous upgraded worktop space and integrated appliances, while the living and dining areas offer ample room for both relaxing and entertaining. These social spaces have been laid with upgraded Amtico flooring, carrying the remainder of a 25 year guarantee. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The principal bedroom is an excellent-sized double, complete with a fitted wardrobe providing excellent storage. The second bedroom is another well-proportioned double, making it ideal as a guest room, children's bedroom or home office. Both are served by a stylish, modern bathroom fitted with a contemporary white suite and shower over the bath, finished to a high standard.

Outside

The apartment enjoys attractive communal surroundings with well-maintained landscaped gardens that enhance the setting and provide pleasant outlooks from the property. Allocated parking offers everyday convenience, with additional visitor parking available within the development. Positioned within a modern purpose-built building, the apartment benefits from secure communal entrances and a peaceful residential environment, whilst remaining conveniently close to local amenities, transport links and nearby green spaces.

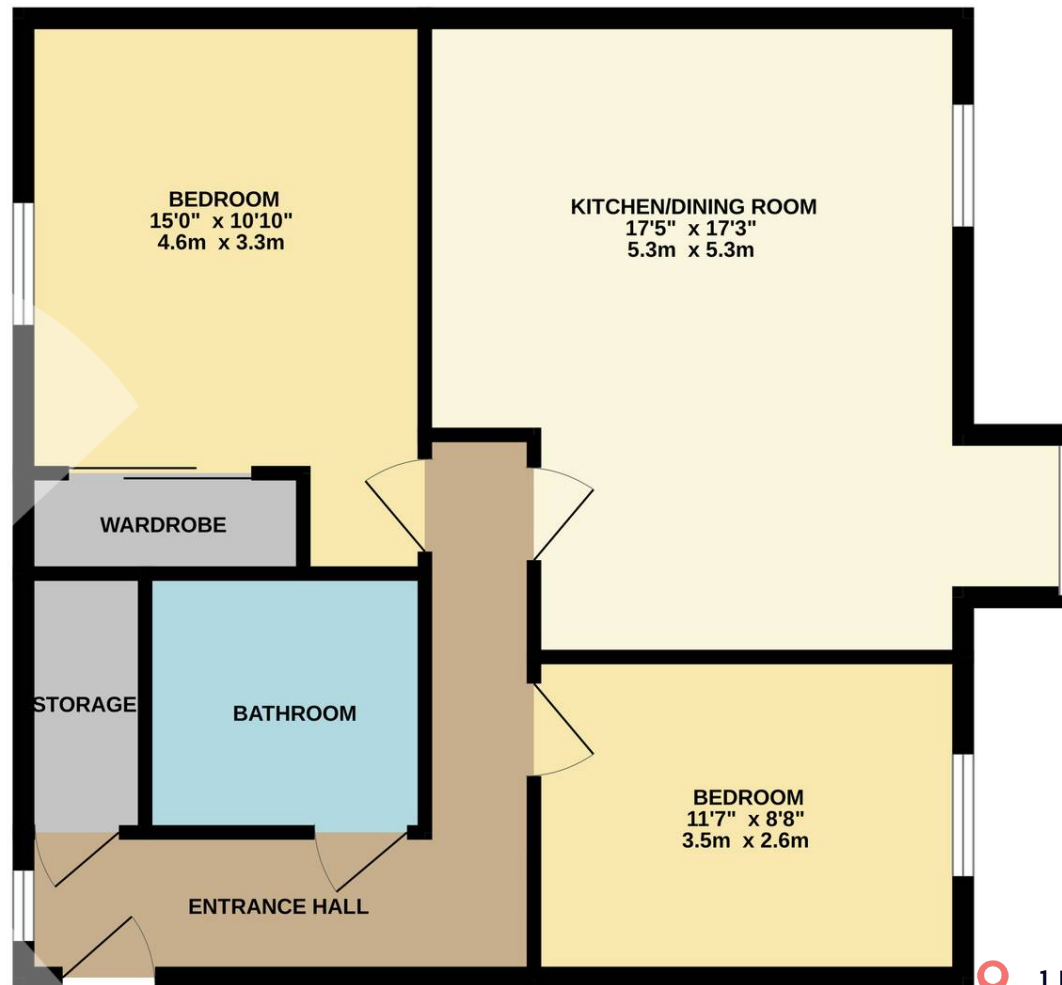
- Two Bedroom Apartment
- Remainder Of NHBC Warranty
- Two Allocated Parking Spaces



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GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



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TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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