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**For Sale**  
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est. 2003



# 16 Brownhill Road, Chandler's Ford, SO53 2EA

£325,000

A delightful character cottage conveniently situated in the centre of Chandler's Ford and within walking distance to all amenities. The property benefits from two bedrooms and spacious bathroom to the first floor and on the ground floor two reception rooms and kitchen. A particularly attractive feature of the property is the rear garden which measures approximately 124' and benefits from a pleasant southerly aspect. Incorporated within this is off street parking at the end of the garden accessed via a driveway to the side of the terrace. The property is also offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Sitting Room:

11'6" x 11'2" (3.51m x 3.40m) Chimney breast and fireplace (buyers would need to check if this could be fully operational).

#### Dining Room:

10'5" x 9'5" (3.18m x 2.87m)

#### Kitchen:

10' x 9'5" (3.05m x 2.87m) Range of units, oven, washing machine and fridge/freezer to remain, door to outside.

### FIRST FLOOR

#### Landing:

Hatch to loft space.

#### Bedroom 1:

13'3" x 11' (4.04m x 3.35m) Measurement up to range of wall to wall fitted wardrobes.

#### Bedroom 2:

10'8" x 9'6" (3.25m x 2.90m)

#### Bathroom:

9'6" x 8'8" (2.90m x 2.64m) White suite comprising bath with mixer tap and shower attachment and glazed screen, wash basin, w.c., cupboard housing boiler.

### OUTSIDE

#### Front:

To the front of the property is a well stocked garden, gate and path to front door.

#### Rear Garden:

A particularly attractive feature of the property measuring approximately 124' x 15' enjoying a south westerly aspect. Adjoining the house is a patio leading onto a good size lawn surrounded and enclosed by mature planting, hedging and fencing, garden shed. A pathway leads to the rear and a gate leads to an area of off street parking.

#### Outside WC:

WC

#### Store Area:

Located behind the outside wc.

#### Parking:

An area of garden to the rear provides parking for three to four vehicles.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1900

#### Approximate Area:

858sqft/79.7sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

Wooden sash double glazed windows

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

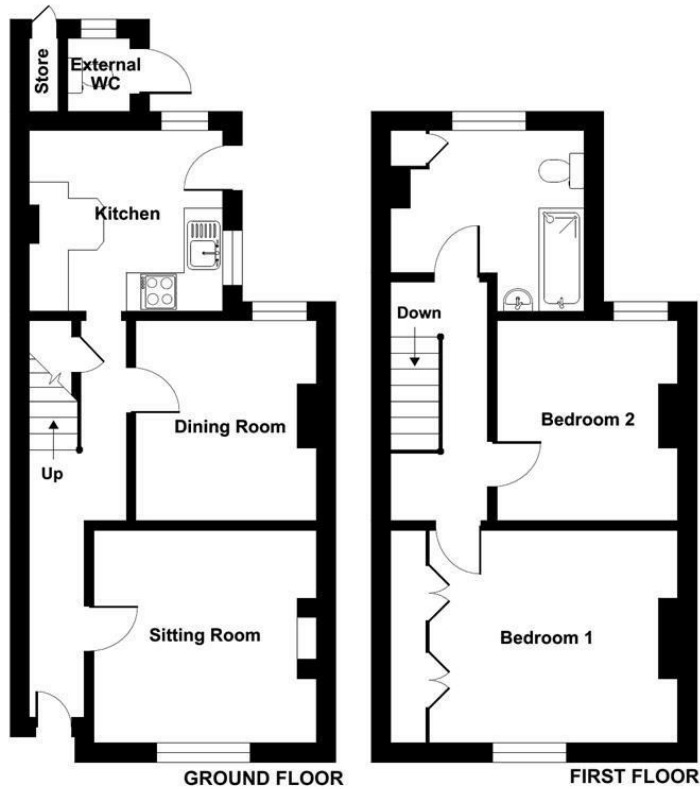
Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 436 sq ft / 40.5 sq m (includes external wc & store)  
 First Floor = 422 sq ft / 39.2 sq m  
 Total = 858 sq ft / 79.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1194658

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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