



sparks ellison

# 87 Bournemouth Road, Chandler's Ford, SO53 3AP

£269,950

A modern two-bedroom terraced house that presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Upon entering, you will find a welcoming sitting and dining room that provides great space for relaxation and entertaining. The kitchen opens directly onto a delightful 43-foot rear garden, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air. This property also benefits from parking to the front, adding to the convenience of modern living. Its prime location offers easy access to the vibrant central amenities of Chandler's Ford, as well as the bustling town of Eastleigh and the city of Southampton. For those who commute, the excellent transport links via the M3 and M27 motorways, alongside nearby mainline railway stations and an international airport, make this home a practical choice for busy professionals. The property is offered for sale with no onward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Sitting/Dining Room:

17'3" x 11'9" (5.26m x 3.57m) Stairs to first floor.

#### Kitchen:

11'8" x 7' (3.55m x 2.14m) Built-in oven, built-in electric hob, space for fridge freezer, space and plumbing for washing machine.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

13' x 11'9" (3.97m x 3.58m) Built-in wardrobe, built-in airing cupboard.

#### Bedroom 2:

11'4" x 6'8" (3.46m x 2.04m)

#### Bathroom:

Comprising bath with shower over, wash hand basin, WC, tiled floor, tiled walls.

### OUTSIDE

#### Front:

Area laid to lawn, shingle bed, pathway to front door.

#### Rear Garden:

Measures approximately 43' x 13' Area laid to timber deck, area laid to lawn, paved patio area, area laid to shingle.

#### Parking:

There is allocated parking at the front of the property. This is the middle of three parking spaces on the right as you enter the development. There are also 2 shared parking spaces between the four properties.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1988/1990

#### Approximate Area:

580sqft/53.8sqm

#### Sellers Position:

No forward chain

#### Heating:

Electric storage heaters

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band B

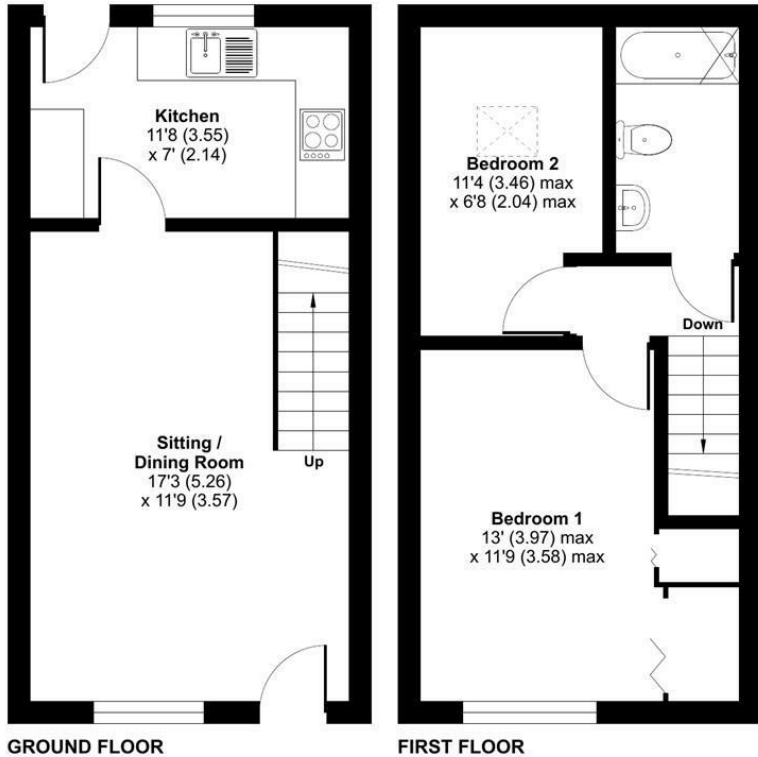
#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 290 sq ft / 26.9 sq m  
 First Floor = 290 sq ft / 26.9 sq m  
 Total = 580 sq ft / 53.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2025. Produced for Sparks Ellison. REF: 1336756

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



