



# 19 Wellbrooke Gardens, Chandler's Ford, SO53 1TN

£240,000

Nestled within the charming Wellbrooke Gardens in South Millers Dale, Chandler's Ford, this beautifully presented ground floor maisonette offers spacious and comfortable accommodation in a highly desirable location. The property features two generously sized bedrooms, a bright and welcoming sitting room, a well appointed kitchen and a modern bathroom, making it an ideal home for first time buyers, downsizers or investors alike. One of the standout features of the home is the private south facing rear garden, providing a peaceful outdoor space perfect for relaxing, entertaining or enjoying the sunshine throughout the day. Positioned within the sought after Thornden School catchment area, the property is also conveniently located close to the shops and amenities on Hursley Road, while nearby woodland walks offer excellent opportunities for outdoor recreation. Combining comfort, convenience and a superb location, this delightful maisonette presents an excellent opportunity to acquire a home in one of Chandler's Ford's most popular residential areas.

## ACCOMMODATION

### Sitting Room:

14'7" x 10'6" (4.45m x 3.20m)

### Inner Hallway:

Two storage cupboards and airing cupboard.

### Kitchen:

9'6" x 8'4" (2.90m x 2.55m) Range of units and space for fridge/freezer, electric oven and washing machine. Door to side access leading to private garden.

### Bedroom 1:

11'5" x 9'5" (3.49m x 2.87m) Built-in wardrobe.

### Bedroom 2:

9'5" x 8'6" (2.86m x 2.58m) Built-in wardrobe.

### Bathroom:

White suite comprising bath with shower over, wash basin and WC.

## OUTSIDE

### Front:

Covered entrance.

### Rear Garden:

Private garden space with lawn area and patio area. Measuring approximately 25ft x 13ft.

### Parking:

One allocated parking space and visitor bays.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

999 years from 25 December 1980 (954 years remaining)

### Ground Rent:

£25 per annum

### Approximate Area:

590 sq ft / 54.8 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

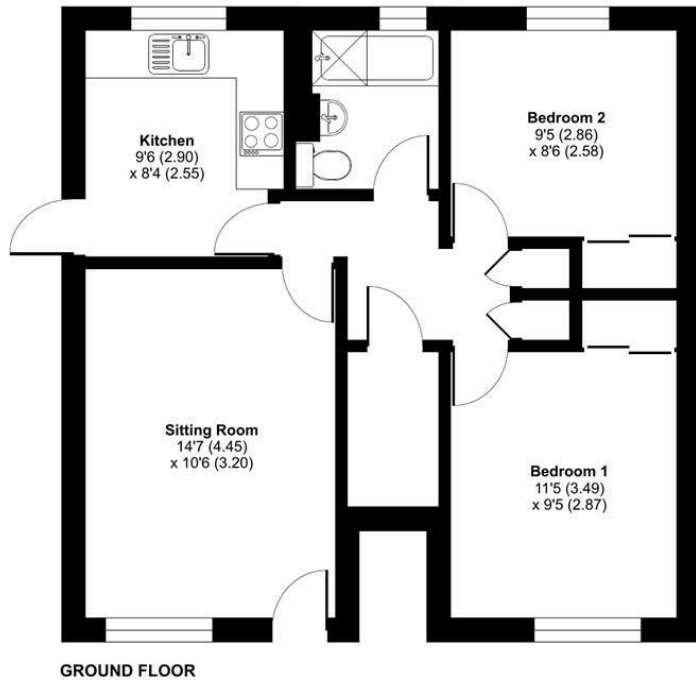
### Council Tax:

Band B

### 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.

Approximate Area = 590 sq ft / 54.8 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</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 2026. Produced for Sparks Ellison. REF: 1459557

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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.



