



sparks ellison

42 Bodycoats Road, Chandler's Ford, SO53 2HB

£425,000

Situated on Bodycoats Road in Chandler’s Ford, this beautifully presented semi detached chalet home offers a superb blend of space, flexibility and modern living, making it an ideal choice for families. With 1284 sq ft of accommodation, the ground floor welcomes you with a stylish open plan kitchen/dining room, a separate sitting room provides a cosy space, while a further reception room ideal as a fourth bedroom, playroom or home office adds valuable versatility. A contemporary shower room completes the ground floor accommodation. Upstairs, there are three well proportioned bedrooms, all benefiting from good natural light, alongside a modern family bathroom. Externally, the property enjoys a generous rear garden and to the front, driveway parking provides added convenience. The property is well positioned within easy reach of local amenities, schools and the popular Number 1 bus route, offering excellent transport links throughout Chandler’s Ford and beyond.

ACCOMMODATION

Ground Floor

Entrance hall:

Stairs to first floor.

Kitchen/Dining room:

20'6" x 11'4" (6.25m x 3.45m) Range of units incorporating double oven with hob & extractor over, sink unit, space for fridge freezer.

Sitting room:

14'8" x 11'8" (4.46m x 3.56m) Patio doors to the rear garden.

Utility area:

7'4" x 4'0" (2.24m x 1.21m) Door to shower room and bedroom/study.

Shower room:

Modern suite comprising: Shower cubicle, WC, wash basin.

Snug/Study:

11'9" x 7'4" (3.57m x 2.24m)

Bedroom 2:

11'5" x 11'0" (3.47m x 3.35m)

First Floor

Landing:

Bedroom 1:

16'11" x 11'6" (5.15m x 3.50m)

Bedroom 3:

8'11" x 8'3" (2.72m x 2.51m)

Bedroom 4:

11'7" x 7'8" (3.52m x 2.34m)

Bathroom:

Modern suite comprising: Bath, WC, wash basin with cupboard under.

OUTSIDE

Front:

Off road parking upon the driveway, lawned area, and steps to front door.

Rear garden:

The rear garden offers a great space for entertaining with two decked seating areas. Most of the garden is laid to lawn, finished with a mix of trees and shrubs for added privacy.

Store:

Door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1284 sq ft / 119.1 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating (Hive smart heating system)

Windows:

Double glazed

Loft Space:

Boarded

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

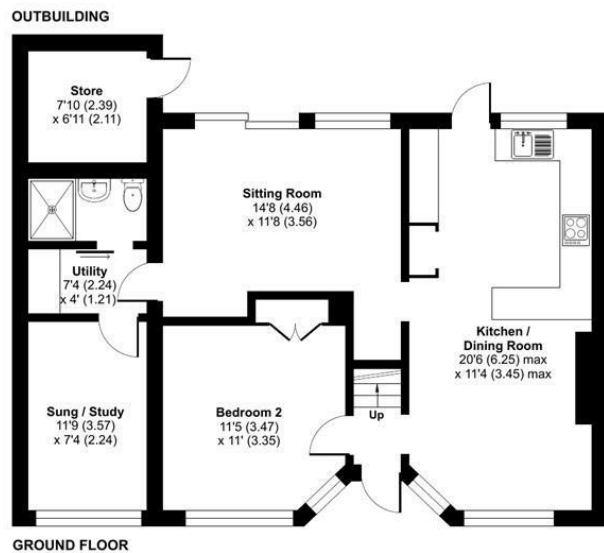
Council Tax:

Band C

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 = 780 sq ft / 72.4 sq m  
 First Floor = 453 sq ft / 42 sq m  
 Outbuilding = 51 sq ft / 4.7 sq m  
 Total = 1284 sq ft / 119.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1453241.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (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 |

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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.



