



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

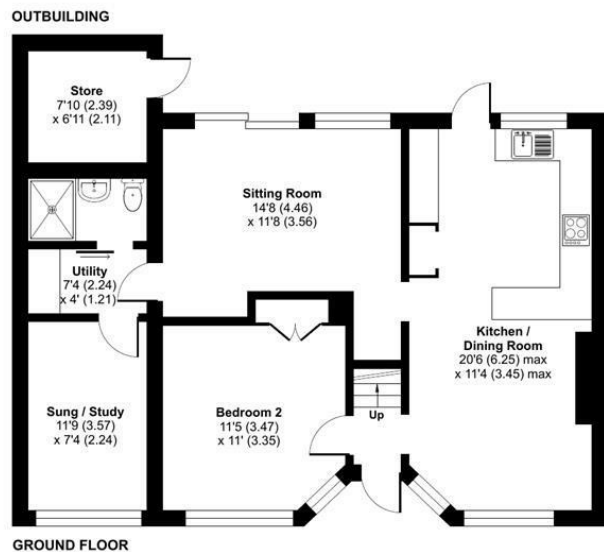
Council Tax:

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) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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