



8 Clifton Gardens, West End, SO18 3DA

£395,000

Occupying a delightful position within the highly regarded cul-de-sac of Clifton Gardens, this attractive detached bungalow offers a rare opportunity to enjoy spacious single storey living in a peaceful yet convenient setting. The property has been thoughtfully arranged to provide generous and versatile accommodation, ideally suited to those looking to downsize without compromise. A particularly impressive sitting room forms the heart of the home, offering ample space for both everyday living and entertaining, whilst the superb conservatory provides a wonderful versatile space from which to enjoy the changing seasons and outlook across the beautifully maintained rear garden. There are three well proportioned bedrooms, allowing flexibility for visiting family, hobbies or a home office, complemented by a well appointed four piece bathroom suite. Outside, the property truly comes into its own. The mature rear garden offers a private and tranquil haven, perfect for keen gardeners or those simply wishing to relax and enjoy the outdoors. Well stocked borders, established planting and areas for seating create an attractive environment that can be enjoyed throughout the year. To the front, a generous driveway provides parking for numerous vehicles and leads to a detached garage, offering excellent storage, workshop potential or secure parking. Clifton Gardens remains one of West End's most desirable residential locations, appreciated for its peaceful atmosphere whilst being within easy reach of local shops, amenities and transport links. Offered for sale with no forward chain, this charming bungalow presents an exceptional opportunity for those seeking a comfortable, low maintenance lifestyle in a sought after village setting.

ACCOMMODATION:

Entrance Hall:

Built in airing cupboard.

Sitting Room:

13'10" x 13'8" (4.23m x 4.18m) Fireplace surround and hearth with inset coal effect gas fire.

Kitchen:

10'10" x 10'0" (3.30m x 3.05m) Built in double oven, built in gas hob, integrated extractor hood, integrated washing machine, integrated fridge.

Conservatory:

23'9" x 11'8" (7.23m x 3.55m)

Bedroom 1:

11'11" x 11'5" (3.63m x 3.49m) Range of fitted furniture incorporating hanging and drawer space.

Bedroom 2:

11'5" x 9'0" (3.49m x 2.73m)

Bedroom 3:

10'11" x 7'9" (3.33m x 2.37m)

Bathroom:

Four piece suite comprising bath with shower over, wash basin, bidet, WC.

OUTSIDE:

Front Garden:

Area laid to lawn with mature hedgerow, block paved driveway leading alongside of the property providing access to the garage and rear garden.

Rear Garden:

Comprises paved patio area, area laid to lawn, variety of mature plants, bushes and shrubs, garden pond, two garden sheds.

Garage:

20'10" x 10'5" (6.34m x 3.17m) With electric roller door and door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1971

Approximate Area:

1334 sq ft / 123.9 sq m (including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, connected light and connected ladder

Infant/Junior School:

Saint James C of E Primary School

Secondary School:

Wildern School / Deer Park

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Agents Note:

In accordance with Section 21 of the Estate Agents Act 1979, please note that the vendor of this property is related to a member of staff at Sparks Ellison.

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 = 1116 sq ft / 103.7 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 1334 sq ft / 123.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1469742

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



