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116 Brownhill Road, Chandler's Ford, SO53 2FL £395,000

Located in the heart of established Chandler's Ford, this charming semi-detached house on Brownhill Road offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.
The property boasts a generous rear garden, measuring approximately 53 feet, which enjoys a delightful southerly aspect. This outdoor space is perfect for gardening enthusiasts or for those who simply wish to bask in the sun during the warmer months. The garden presents a blank canvas, allowing for personal touches and potential landscaping to create your own private oasis. While the home offers good accommodation, there is also significant potential for updating and extending, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and preferences, making it a truly unique opportunity. Situated in a convenient central location, residents will benefit from easy access to local amenities, schools, and transport links, making daily life both practical and enjoyable.

ACCOMMODATION

Ground Floor

Open Porch:
Front door to

Reception Hall:
Stairs to first floor with cupboard under.

Living Room:
17'5" x 16'7" (5.32m x 5.05m) An L-shaped space with gas fire and patio doors to conservatory.

Conservatory:
11'7" x 8'3" (3.53m x 2.51m) Access to rear garden.

Kitchen:
10'3" x 9'8"(3.12m x 2.95m) Range of units, space and plumbing for appliances, tiled floor, door to outside, boiler.

First Floor

Landing:
Airing cupboard.

Bedroom 1:
13'0" x 10'4" (3.95m x 3.14m) Built in wardrobe.

Bedroom 2:
11'7" x 10'5" (3.53m x 3.17m) Wardrobe recess.

Bedroom 3:
9'2" x 6'5" (2.79m x 1.95m) Hatch to loft space.

Bathroom:
Suite comprising bath and shower unit over, wash basin, WC.

OUTSIDE

Front:
To the front of the property is a double width driveway providing off street parking which leads to the side of the house and the garage.

Rear Garden:
Approximately 53” x 27” enjoying a pleasant southerly aspect and established feel.

Garage:
17'6" x 8'3" (5.34m x 2.52m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960

Approximate Area:
1155 sq ft / 107.3 sq m (including garage)

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

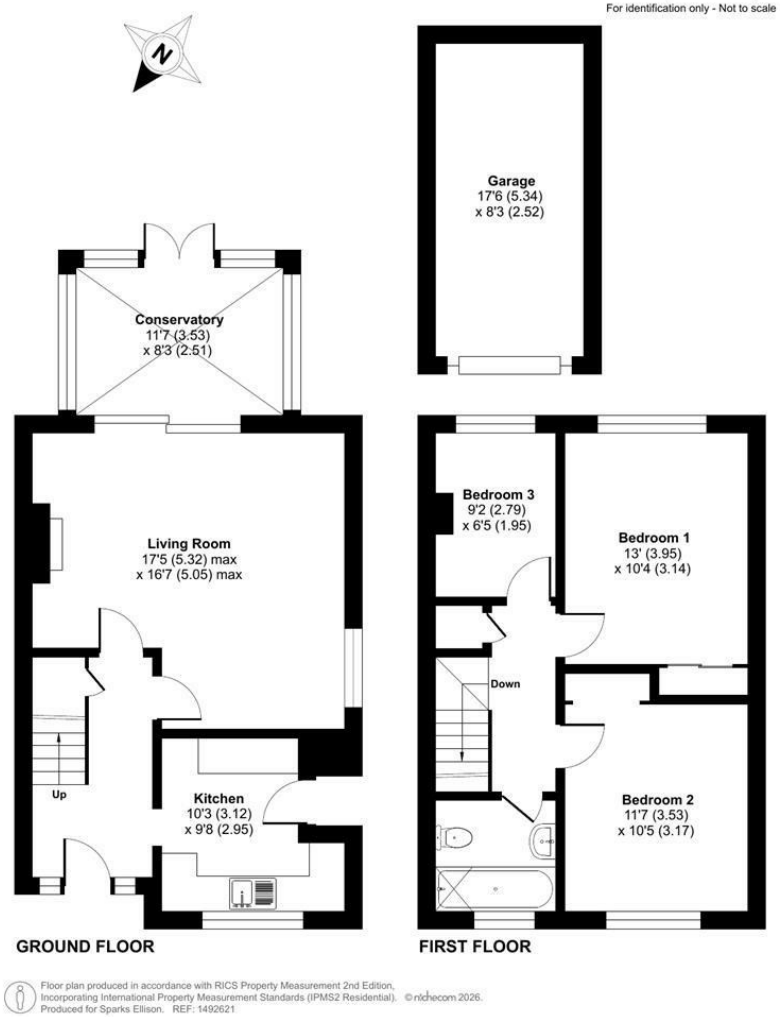
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 543 sq ft / 50.4 sq m
First Floor = 467 sq ft / 43.3 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1155 sq ft / 107.3 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1492621

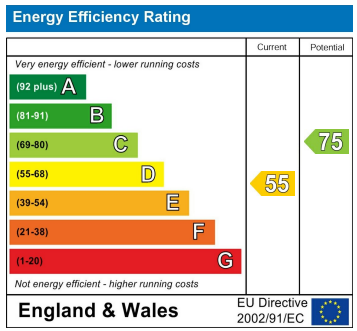












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The Property Ombudsman
NAEA National Association of Estate Agents

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