



sparks ellison

28 Bournemouth Road, Chandler's Ford, SO53 3DB

£299,950

This charming semi detached house on Bournemouth Road offers a delightful blend of modern living and classic character. Originally built c.1930, the property has been thoughtfully refurbished in 2025, ensuring a fresh and contemporary feel throughout. Boasting two bedrooms and two stylish bathrooms, this home is perfect for small families or professionals seeking a comfortable and convenient lifestyle. The bright sitting room provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The large kitchen/dining room is a standout feature, equipped with built in appliances and ample space for dining, making it the perfect hub for family gatherings. Additionally, a utility room adds practicality to daily living. The property benefits from off road parking, a valuable asset in this central location. The enclosed garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. With its proximity to the train station, commuting is made easy, allowing for quick access to nearby cities. Furthermore, the absence of a forward chain simplifies the buying process, making this property an attractive option for those looking to move swiftly.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

**Sitting Room:**  
11'9" x 10'9" (3.57m x 3.28m)

**Kitchen/Dining Room:**  
Kitchen area: 12'9" x 10'1" (3.89m x 3.07m) Dining area: 11'9" x 9'1" (3.59m x 2.77m)  
Built in oven, built in microwave, built in electric hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, integrated wine cooler, under stairs storage cupboard.

**Utility Room:**  
8'4" x 7'11" (2.53m x 2.42m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to rear.

**Shower Room:**  
Comprising shower in cubicle, wash hand basin, WC.

FIRST FLOOR

**Landing:**

**Bedroom 1:**  
11'8" x 10'9" (3.55m x 3.28m) Built in storage cupboard.

**Bedroom 2:**  
10'2" x 6'5" (3.10m x 1.96m)

**Bathroom:**  
Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

**Front:**  
Area laid to shingle, area laid to lawn.

**Rear Garden:**  
Measures approximately 42' x 14' and comprises area laid to lawn, area laid to shingle, outside tap, gate to driveway.

**Parking:**  
There is a driveway at the rear of the property providing off road parking.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1930's

**Approximate Area:**  
73.1sqm/788sqft

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Chandler's Ford Infant/Merdon Junior School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band B

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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.



| 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>                            |                         |           |
| (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.

