



sparks ellison

15 Pantheon Road, Chandler's Ford, SO53 2PD

£425,000

A well presented three bedroom family home situated on the popular Scantabout development and within walking distance and catchment for both Scantabout and Thornden schools. All three double bedrooms have built in wardrobes and share the family bathroom. There is an open plan sitting/dining room running from front to rear and a kitchen/breakfast room across the back of the property. The driveway provides parking for approximately three vehicles and leads to the garage. The property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting/Dining Room:

21'11" x 13'1" (6.68m x 3.99m)

Kitchen/Breakfast Room:

11'11" x 11'10" (3.63m x 3.61m) Space and point for cooker, fitted extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for fridge freezer, fitted breakfast bar, under stairs storage cupboard.

FIRST FLOOR

Landing:

Bedroom 1:

12'7" x 11'11" (3.84m x 3.63m) Built in double wardrobe.

Bedroom 2:

12' x 9'1" (3.66m x 2.77m) Built in double wardrobe.

Bedroom 3:

9'8" x 8'11" (2.95m x 2.72m) Built in double wardrobe.

Bathroom:

White suite with chrome fittings comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn enclosed by hedgerow, driveway providing off-road parking, access to rear garden.

Rear Garden:

Measures approximately 36' x 26' and comprises area laid to lawn, planted beds, paved patio area, outside tap.

Garage:

17'1" x 8'2". With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

92.1sqm/993sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band D

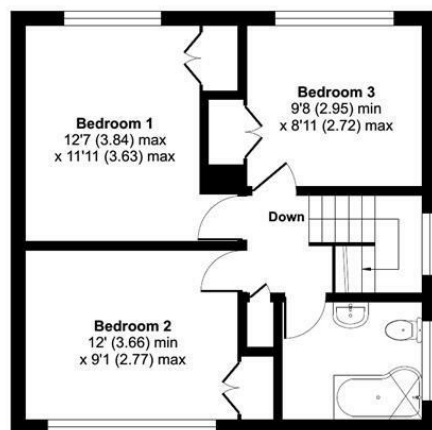
Local Council:

Eastleigh Borough Council - 02380 688000

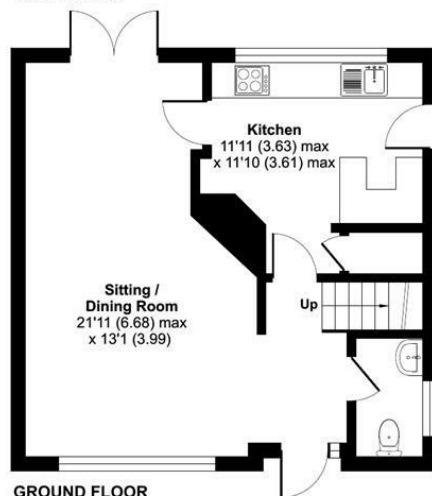
Agents Note:

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.

Ground Floor = 494 sq ft / 45.8 sq m
 First Floor = 499 sq ft / 46.3 sq m
 Total = 993 sq ft / 92.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1008166



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(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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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.



