



sparks ellison

7 Westmorland Way, Chandler's Ford, SO53 2LB

£290,000

A three bedroom terraced house on Westmorland Way presenting an excellent opportunity for those looking to create their ideal home. Built in 1971, the property boasts a spacious open plan sitting and dining room. The home features three bedrooms, making it suitable for families or those seeking extra room for guests or a home office. While the property would benefit from some general updating and modernisation, it provides a blank canvas for new owners to infuse their personal style and preferences. Convenience is key, as the house includes parking along with a garage, ensuring that you will never be short of space for your vehicles or additional storage. The location is particularly advantageous, being close to the centre of Chandler's Ford, where you will find a variety of shops, cafes, and local amenities. The property also benefits from being offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:

Understairs storage cupboard, stairs to first floor, open to:

Sitting/Dining Room:

24'6" x 17'2" (7.46m x 5.22m) Fireplace surround and hearth with TV plinth.

Kitchen:

10'3" x 8'6" (3.12m x 2.58m) Space and point for cooker, space for further appliances.

FIRST FLOOR

Bedroom 1:

14'1" x 9' (4.29m x 2.74m) Built in storage cupboard.

Bedroom 2:

11'2" x 8'5" (3.40m x 2.57m)

Bedroom 3:

11'2" x 6'6" (3.40m x 1.98m)

Bathroom:

Comprising bath, wash hand basin.

WC:

Comprising WC.

OUTSIDE

Front:

Comprising area laid to lawn, area laid to pebbles, gravel driveway providing off road parking.

Rear Garden:

Measures approximately 30' x 25' and comprises paved patio area, area laid to lawn, paved pathway, gate providing rear pedestrian access.

Garage:

15'11" x 8'3" (4.85m x 2.52m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1971

Approximate Area:

95sqm/1024sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Electric heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

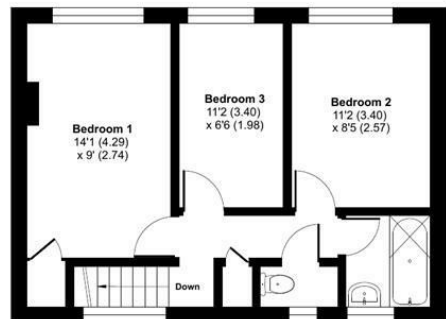
Local Council:

Eastleigh Borough Council - 02380 688000

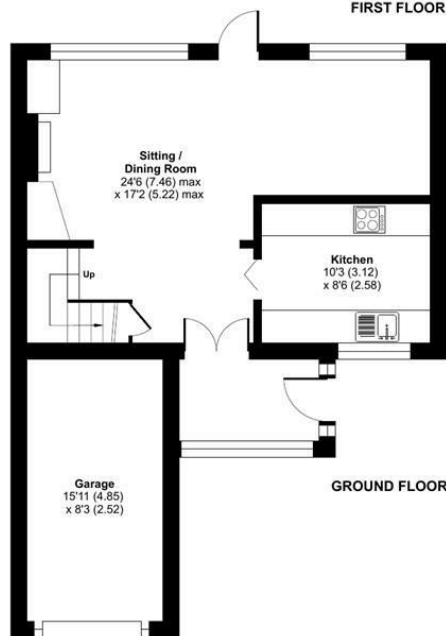
Agents Note:

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 = 471 sq ft / 43.7 sq m
 First Floor = 421 sq ft / 39.1 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1024 sq ft / 95 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 2026. Produced for Sparks Ellison. REF: 1403536



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.



