



sparks ellison

52 Westfield Road, Chandler's Ford, SO53 3GW

£275,000

Situated on Westfield Road in Chandler's Ford, this sizable two bedroom terraced house offers well proportioned accommodation and a generous south facing rear garden. The ground floor comprises a large sitting/dining room, providing plenty of space for both relaxing and entertaining. Downstairs also includes a well appointed kitchen, along with a convenient WC and useful storage. Upstairs, there are two double bedrooms and a family bathroom. Both bedrooms offer plenty of space and natural light. Outside, the property benefits from an impressive 54ft south facing rear garden, providing an excellent space for entertaining, gardening or enjoying the sunshine. There is also potential to create parking within the garden, via the access road from behind, subject to any necessary permissions. The property is ideally located for access to the number 1 bus route along Bournemouth Road, providing links towards Southampton and Winchester, while the M3 & M27 motorway is also within easy reach. The property would make an excellent first time purchase.

ACCOMMODATION

Ground Floor

Porch
10'4" x 2'9" (3.15m x 0.84)

Entrance Hall:
Access to each room and stairs to first floor.

Sitting Room:
15'11" x 10'11" (4.86m x 3.33m) Sliding doors into the conservatory.

Kitchen:
12'5" x 11'1" (3.79m x 3.38m) Range of units and space for a double cooker, fitted extractor hood over. Space for fridge/freezer. Integrated dishwasher. Built in larder cupboard and separate built in storage cupboard. Door into conservatory.

Conservatory:
18'3" x 6' (5.56m x 1.84m) Door providing access into rear garden.

First Floor

Bedroom 1:
15'11" x 11' (4.86m x 3.35m) Built in cupboard.

Bedroom 2:
11'6" x 10'10" (3.50m x 3.30m) Built in wardrobe over stairs and additional built in cupboard.

Family Bathroom:
8'5" x 8'6" (2.57m x 1.68m) Suite comprising bath with shower over and glass screen, WC and hand wash basin.

OUTSIDE

Front:
Patio area with brick wall, hedging and fencing on the borders.

Rear Garden:
Southerly facing. Area laid to lawn with patio area and path leading to rear gate. Measuring approximately 54ft x 25ft

OTEHR INFORMATION

Tenure:
Freehold

Approximate Age:
1955

Approximate Area:

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

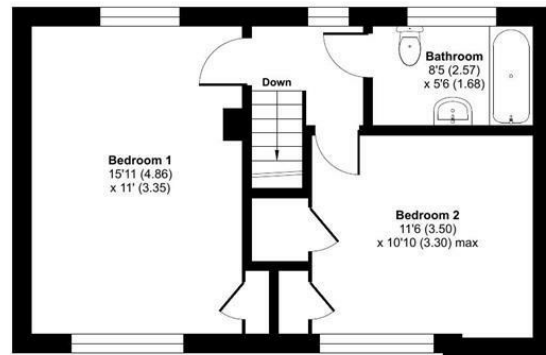
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council

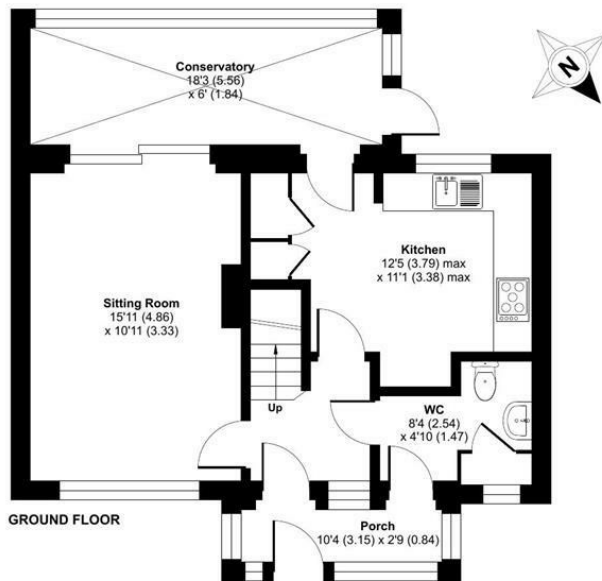
Council Tax:
Band D

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 = 596 sq ft / 55.4 sq m
 First Floor = 415 sq ft / 38.6 sq m
 Total = 1011 sq ft / 93.9 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: 1499452.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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