



sparks ellison

5 Brownhill Close, Chandler's Ford, SO53 2QH

OIEO £400,000

This wonderful three bedroom terrace home is situated in a quiet cul-de-sac within Chandler's Ford. This home is presented brilliantly throughout. On the ground floor there is a large sitting/dining room and a kitchen to the rear with a brilliant addition of a converted garage to make a study/games room, as well as a downstairs cloakroom. Upstairs provides three very well proportioned bedrooms complimented by a modern family bathroom. This home has driveway parking and a large private rear garden with plenty of space for play areas as well as seating areas in the summer.

ACCOMMODATION

Porch:

Space for shoes & coats.

Sitting/dining room:

24'10" x 16'1" (7.58m x 4.91m) Doors onto rear garden and stairs to first floor.

Kitchen:

10'9" x 7'10" (3.27m x 2.40m) Range of units including fitted gas hob with extractor over and electric oven, space for fridge freezer, washing machine, dishwasher.

Study:

12'4" x 7'9" (3.75m x 2.35m)

Cloakroom:

WC and wash basin.

First floor

Landing:

Bedroom 1:

13'7" x 12'4" (4.13m x 3.77m)

Bedroom 2:

12'6" x 10'9" (3.81m x 3.27m)

Bedroom 3:

9'1" x 8'0" (2.77m x 2.44m)

Bathroom:

Modern suite comprising bath with rainfall shower over, WC and wash basin.

OUTSIDE

Front:

Driveway parking and adjacent low maintenance slate chip area enclosed by low brick wall.

Rear:

A large private rear garden with mature hedges, patio areas and a garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1074 sq ft / 99.7 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Partially boarded with light connected and ladder connected

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

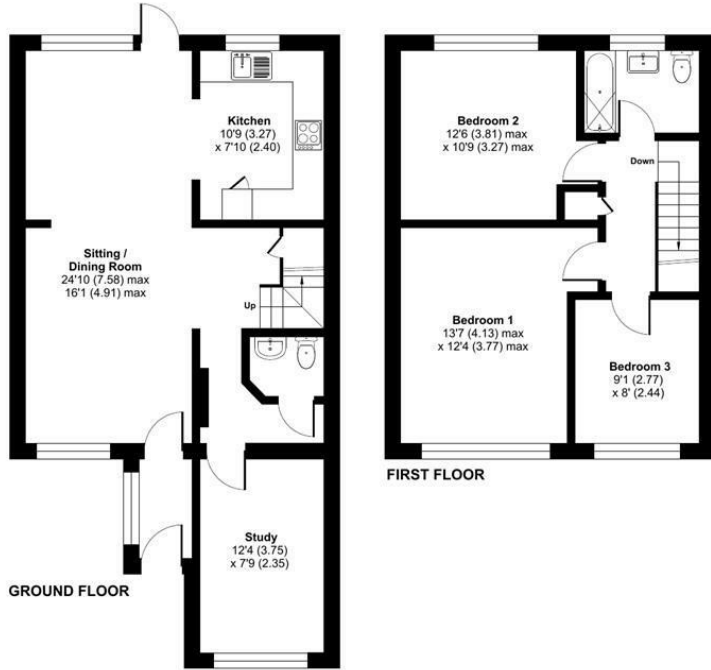
Council Tax:

Band C

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 = 603 sq ft / 56 sq m
 First Floor = 471 sq ft / 43.7 sq m
 Total = 1074 sq ft / 99.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Sparks Ellison. REF: 1425980

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