





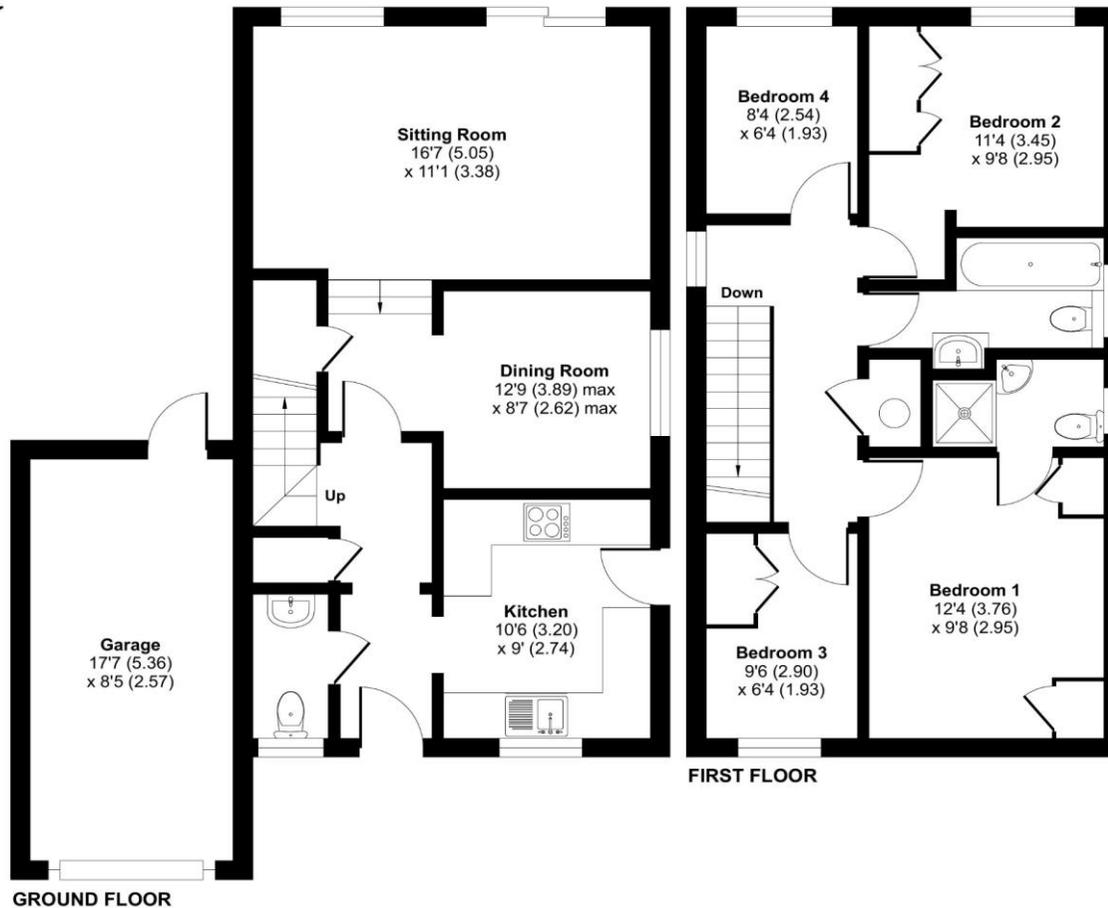
ACCOMMODATION

Located in a prime position in this ever-popular cul-de-sac in Locks Heath, this exquisite four-bedroom detached residence offers a perfect blend of comfort and convenience. Step into the welcoming ambiance of this home, where thoughtful design meets modern functionality. On the ground floor, discover a convenient downstairs toilet and a well-appointed kitchen, ideal for culinary enthusiasts. The split-level layout introduces a charming dining room, seamlessly connected to a cozy sitting room a few steps below, perfect for relaxed gatherings with family and friends. Upstairs, four generously sized bedrooms await, with the principal bedroom featuring an en-suite shower room for added luxury. The remaining bedrooms enjoy easy access to the family bathroom, ensuring comfort for all. Outside, the enclosed rear garden provides a peaceful retreat, offering both privacy and tranquillity. Additional features include a single garage and two off-street parking spaces, providing ample parking for residents and guests alike.



Approximate Area = 1044 sq ft / 96.9 sq m
Outbuilding = 150 sq ft / 13.9 sq m
Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Lock Heath is primarily a residential area, centring around the shopping complex known as Locks Heath Centre. This complex offers excellent parking and a comprehensive range of services, such as a Doctors Surgery and a Public Library, as well as a Public House. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a chemist. Schooling in this area is very good, with the Locks Heath Primary and Junior Schools situated at Warsash Road and the Brookfield Senior School located at Brook Lane, the area is also very well served by pre-schools. A large Leisure Centre is situated at Sarisbury Green, as well as a Community Hospital. The area provides excellent access to main commuting links via the A27, M27 and the railway station at Swanwick. The coast and the local countryside, provide an abundance of nearby outdoor leisure options to suit all tastes.



SPECIFICATION

- Highly sought-after cul-de-sac
- Beautifully presented throughout
- Contemporary kitchen
- Split-level sitting/dining room
- Four bedrooms with en-suite to principal
- Secluded landscaped garden
- Driveway and single garage

LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band E

ASKING PRICE £475,000

TENURE

Freehold