





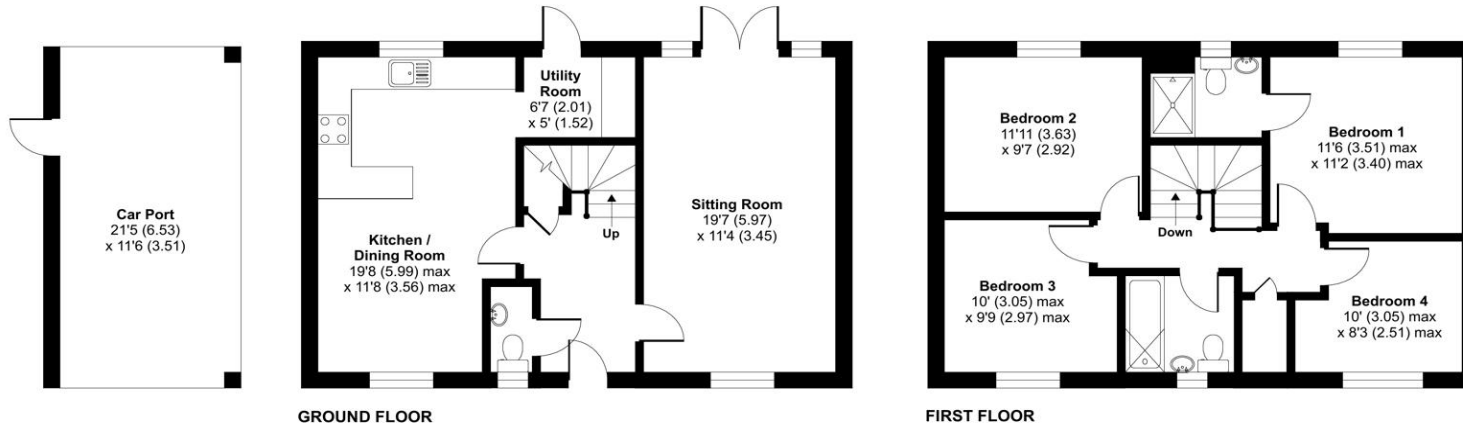


## ACCOMMODATION

Situated within a premier cul-de-sac is this stylish and well-presented detached double fronted family home. The property comprises a dual aspect sitting room with French doors leading out to the rear garden and the hub of the home, an open plan kitchen/dining room, with a modern fitted kitchen with ample cupboard and worksurface space. A separate utility room and a convenient downstairs cloakroom complete the ground floor accommodation. Upstairs on the first floor are four good-sized bedrooms, with the principal bedroom benefitting from an en-suite shower room. The well-appointed family bathroom serves the remaining three bedrooms. Externally, the rear garden is mainly laid to lawn with a patio area ideal for alfresco dining in the summer months. To the front of the property there is both driveway parking and a car port.

Approximate Area = 1218 sq ft / 113.2 sq m (excludes car port)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Charters Estate Agents Limited. REF: 950355



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

## SITUATION

Locks Heath is primarily a residential area, centring around the modern shopping complex known as Locks Heath centre. This complex offers excellent parking and a comprehensive range of services, such as a doctor's 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**

- Detached family home
- Dual aspect sitting room
- Spacious kitchen/dining room
- Four bedrooms
- En-suite to principal bedroom
- Rear garden
- Car port and driveway parking

#### **LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band E

**ASKING PRICE £485,000**

#### **TENURE**

Freehold