



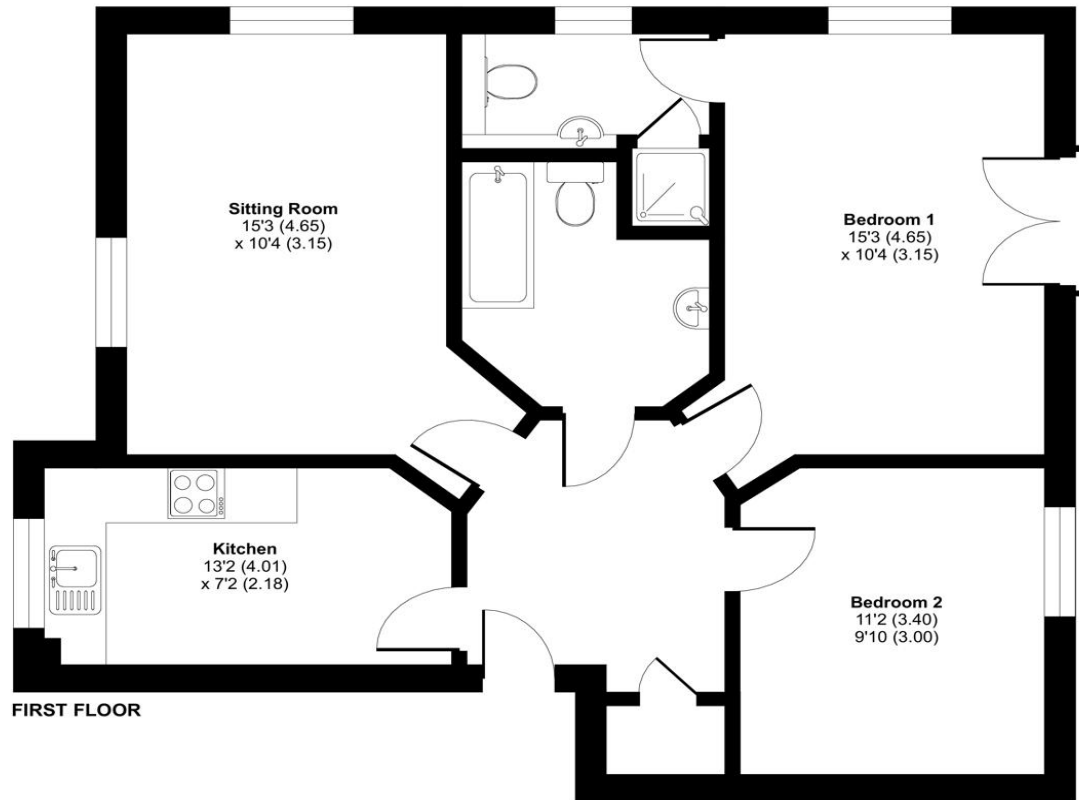


ACCOMMODATION

This charming first-floor apartment, located on the desirable Little Fox Drive in Park Gate, is offered with the added benefit of no forward chain, making it an ideal opportunity for both first-time buyers and those looking for a seamless move. The apartment features a spacious separate sitting room, perfect for relaxing or entertaining, alongside a separate kitchen, offering both practicality and a sense of independence between living spaces. The accommodation is well-proportioned, with two bedrooms. The principal bedroom benefits from a Juliette balcony, offering pleasant views and allowing natural light to flood the room. It also boasts an en suite bathroom, ensuring privacy and convenience. A family bathroom is also included, adding to the functionality of this lovely home. Additional highlights include allocated parking, providing ease of access and peace of mind. Located in the popular Park Gate area, this property is within easy reach of local amenities, transport links, and green spaces, making it an excellent choice for those seeking comfort and convenience.

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1225426



SITUATION

The well served village of Park Gate straddles a 2 mile stretch of the A27 with Swanwick station just 1 mile to the north providing services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Commuters will further appreciate access to the M27 being just 1.5 miles away. In Park Gate itself there is a very good range of shops and facilities, including three banks, convenience stores, Post Office, independent retailers, pubs and take-aways to name but a few, whilst the southern edge of Park Gate merges into Locks Heath where there is a substantial shopping centre with Waitrose supermarket. In addition, there are two Churches: Duncan Road Church and St. Margaret Mary R.C. and a respected primary school which feeds in to Brookfield secondary school located just over a mile away. The area is also well positioned for leisure pursuits with access to the River Hamble and The Solent within easy reach providing world renowned sailing facilities whilst nature lovers will appreciate the close proximity of the River Hamble Country Park and Hook with Warsash Nature Reserve.



SPECIFICATION

- No forward chain
- Two bedrooms
- First floor apartment
- Ensuite onto principle
- Allocated parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band C

ASKING PRICE £210,000

TENURE

Leasehold 999
Unexpired Years: TBC
Annual Ground Rent: TBC
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £ Circa £1500 TBC
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.