

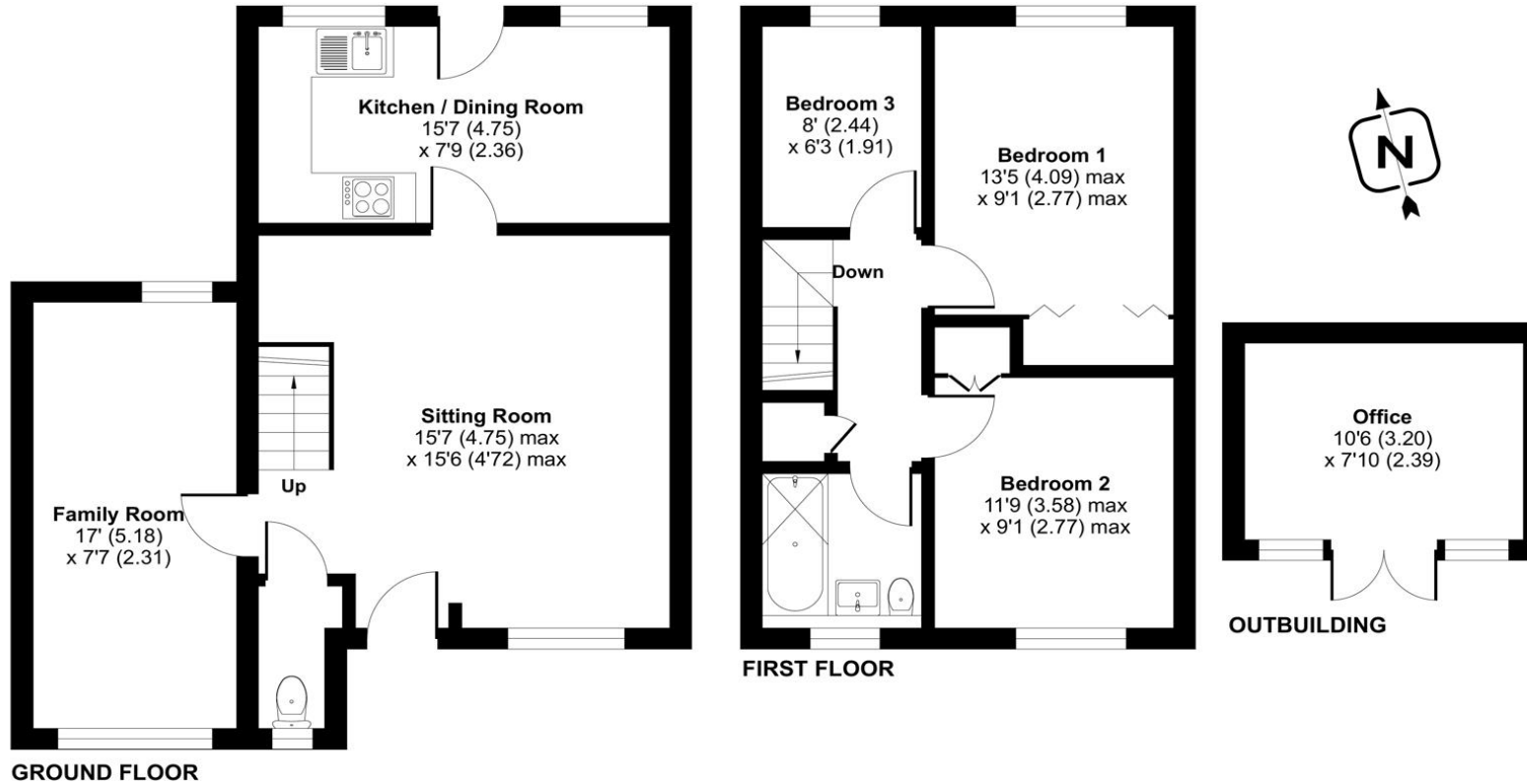




## ACCOMMODATION

This three-bedroom link-detached family home boasts a flexible layout with well-proportioned accommodation and is attractively presented throughout. Being ideally situated at the end of a peaceful cul-de-sac setting is a significant feature of this home, providing a quiet and highly desirable location. The stylish accommodation allows for a larger than usual sitting room at the front, aided by the converted garage which is currently used as a family room and home office providing the extra space to give a versatile layout to this family home. The hub of the home is found to the rear of the property in the recently re-fitted kitchen/dining room which has been finished with a sleek and contemporary design, making an ideal space for socialising and incorporates a range of integrated appliances with a back door to the garden. The large windows fill the room with superb natural light and creates a roomy feel. The first floor continues to impress with three bedrooms. The principal bedroom is a good size and displays built-in wardrobes. The elegant family bathroom, which has recently been refitted serves the bedrooms. The rear garden has a newly fitted patio terrace with an artificial lawned area and an incredible summer home/office/play room. This property also has the advantage of driveway parking for two cars.

Approximate Area = 898 sq ft / 83.4 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 980 sq ft / 91 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1105686



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

### SITUATION

Primarily a residential area, Locks Heath centres 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 a particular attraction, 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. Swanwick railway station provides services along the south coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the south coast and excellent access to London via the M3 or A3.



#### **SPECIFICATION**

- Link detached family home
- Three bedrooms
- Quiet cul de sac location
- Re-fitted kitchen/dining room
- Spacious sitting room
- Family room/home office
- Private rear garden with summer house/office
- Driveway parking

#### **LOCAL AUTHORITY**

Fareham Borough Council

Council Tax Band - D

#### **ASKING PRICE**

£395,000

#### **TENURE**

Freehold