





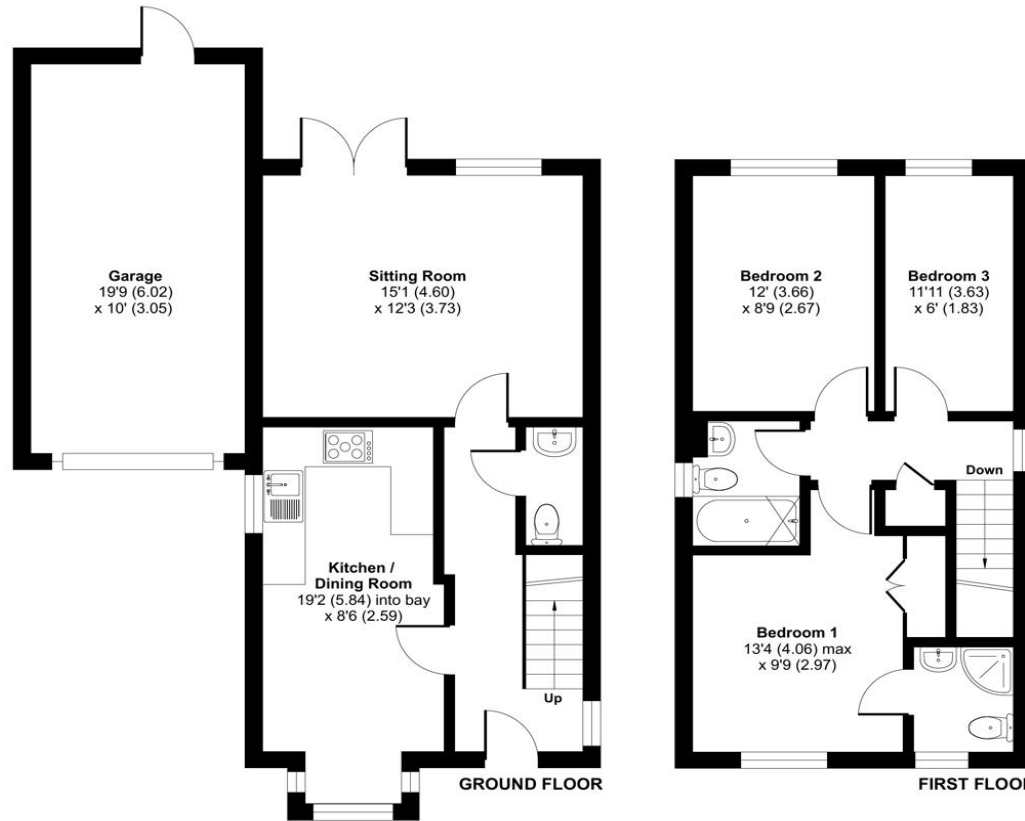
ACCOMMODATION

This charming three-bedroom link-detached home, located in a peaceful cul-de-sac on Chancel Road, Locks Heath, offers a perfect blend of space and comfort. On entering, you'll find a spacious kitchen/diner at the front of the property, ideal for family meals and entertaining. A convenient WC is also located on the ground floor. The separate sitting room at the rear is a cozy space with double doors that open out into a private, enclosed garden, providing a seamless indoor-outdoor living experience. Upstairs, the property features three well-sized bedrooms. The principal bedroom boasts its own ensuite for added convenience, while the remaining two bedrooms share a family bathroom. Outside, the enclosed rear garden offers a great space for relaxation and outdoor activities. To the front, there is off-street parking and a garage, ensuring ample space for your vehicles and storage needs. This lovely home is ideally located within easy reach of local amenities, schools, and transport links, making it a perfect choice for families or those looking for a quiet, well-connected spot to call home.



Approximate Area = 892 sq ft / 82.8 sq m
Garage = 198 sq ft / 18.3 sq m
Total = 1090 sq ft / 101.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1226779



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 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 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. For leisure pursuits the property is well positioned for access to the Solent with its world-renowned sailing facilities and countryside walks through Holly Hill Woods and Hook with Warsash nature reserve.



SPECIFICATION

- Three-bedroom family home
- Cul de sac location
- Kitchen/diner
- Rear enclosed garden
- Garage and off-street parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band D

GUIDE PRICE £420,000

TENURE

Freehold