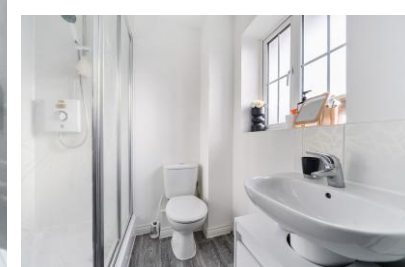




Symphony Close, Locks Heath, Hampshire, SO31 6DB



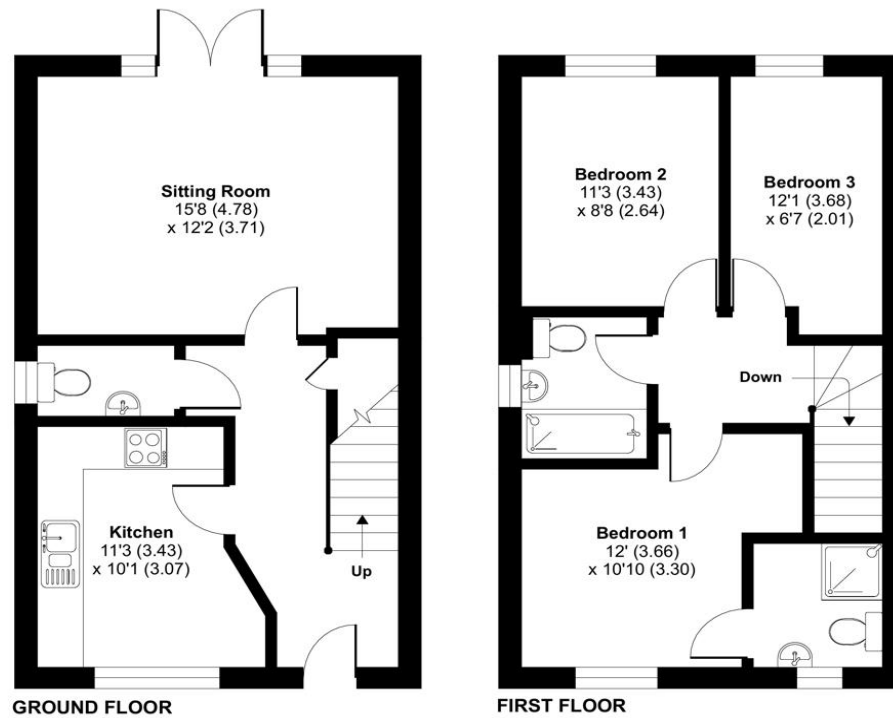
## ACCOMMODATION

This three-bedroom family home boasts a generous layout and is well-presented throughout, having been built only in 2017. The peaceful cul-de-sac setting is a significant feature of this home providing a quiet and highly desirable location. The flexible accommodation allows for a larger than usual kitchen/dining room at the front, completed with a sleek and contemporary design this space is ideal for socialising and incorporates a range of integrated appliances with room for dining table. The rear aspect sitting room fills the room with superb natural light and creates an open feel with an outlook of green space from the front window and French doors leading to the rear garden. A guest cloakroom completes the ground floor accommodation. The first floor continues to impress with three bedrooms. The principal bedroom is a good size and has a large en-suite shower room, whilst bedroom two has a range of built-in storage and the family bathroom. The rear garden has a patio terrace with a lawned area and useful storage shed. This property also has the advantage of parking, in addition to the visitor parking available.



Approximate Area = 880 sq ft / 81.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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: 1241967



## 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 GP 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. 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 bedrooms
- Off street parking
- Visitor parking
- En-suite shower room
- French doors to the garden

**LOCAL AUTHORITY**

Fareham Borough Council, Fareham  
Council Tax Band C

**GUIDE PRICE £385,000**

**TENURE**

Freehold

Estate Management Charges: Ask Agent