





## ACCOMMODATION

Nestled in the desirable area of Locks Heath, this beautifully presented five-bedroom detached home on Erica Close offers the perfect blend of space, comfort, and modern living. This stunning property is ideal for families seeking a versatile and well-proportioned home. Upon entering, you are welcomed into a bright hallway leading to a generous sitting room, a formal dining room, and a modern kitchen/breakfast room, which provides ample space for family gatherings. A dedicated home office offers the perfect space for remote working, while a convenient ground-floor WC adds to the practicality of the home. Upstairs, the property boasts five well-sized bedrooms, including a spacious principal bedroom with built-in storage and an ensuite, alongside a modern family bathroom. Externally, the property benefits from a detached double garage, a private driveway for multiple vehicles, and a beautifully maintained garden which wrap around the property, perfect for outdoor entertaining. Situated in a peaceful cul-de-sac, this home is within easy reach of Locks Heath Shopping Centre, well-regarded local schools, and excellent transport links, making it an excellent choice for families and commuters alike.

Approximate Area = 1705 sq ft / 158.3 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Total = 2001 sq ft / 185.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>72</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	



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: 1270831

## 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.



#### **SPECIFICATION**

- Five spacious bedrooms
- Three reception rooms, including a dedicated home office
- Modern kitchen/breakfast room
- Private rear garden
- Detached garage and driveway parking
- Highly sought-after Locks Heath location

#### **LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band F

**ASKING PRICE £750,000**

#### **TENURE**

Freehold