



SCAN ME



For more information

01489 570019
www.sbk4homes.com

Plot 1 Clarendon Place 122 Locks Heath Park Road, Locks Heath, Southampton, Hampshire, SO31 6LZ.

Completed ready to go!!

BRAND NEW PROPERTY READY NOW!

- Small development of just two homes
- Private, secluded, enclosed rear garden
- Efficient air source heating
- Large kitchen/family/dining room
- Ultra convenient location
- Luxuriously appointed kitchens & bathrooms
- Versatile layout bedrooms ground & first floor
- High performance triple glazing
- Walk to excellent Locks Heath shopping centre.



£710,000

FREEHOLD



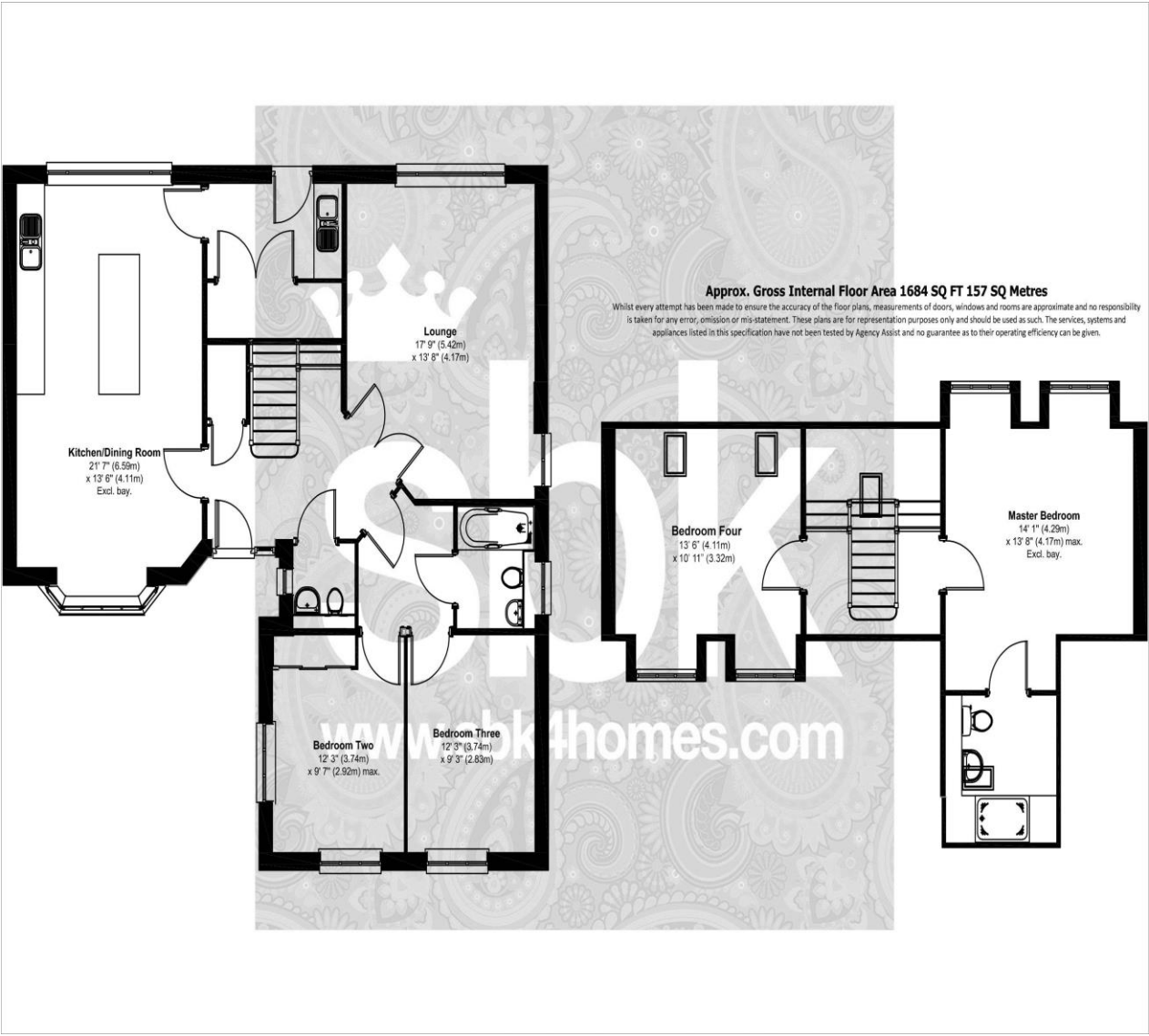
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Designed for low maintenance

Approx. Gross Internal Floor Area:
Circa 1684 SQ FT (157 SQ Meters)



Supplementary Information

Council Tax: Band - F
Payable £2,980.46
April 2024 – March 2025
Fareham Borough Council.

EPC: Band -B
EER Current – 82B
Potential – 88 B

Tenure: Freehold
What3words location: ///apart.owls.plastic

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

BRAND NEW HOUSE READY TO MOVE INTO! One of two and last remaining sumptuous new build detached chalet-style houses in the popular area of Locks Heath. Built with comfort and low maintenance very much in mind, this attractive house has exteriors featuring pre-coloured rendering, high performance anthracite triple glazed windows, and UPVC soffit and fascia, amongst many other features. Internally there is expansive and versatile accommodation including four bedrooms, however with this cleverly designed layout they could be utilised as receptions if required; the space continues with a lounge which has provision for a log burning stove, there is a stunning kitchen/breakfast/family room, with walk-in bay window to the front and clever bi-fold doors which like the matching set in the lounge open out onto the rear garden. To further enhance the adaptability there is a shower room on the ground floor, and an en-suite bathroom with freestanding bath to bedroom one. The en-suite features striking Carrera white marble style tiled walls, twin basined vanity unit and wall hung W.C with concealed cistern and pipework. The specification is a 'cut above' standard, all wet areas having tiled floors, the stunning kitchen from 'Controlled Interiors' of Winchester & Wickham, features a generous collection of 'superb' 'Leicht' units with a complete suite of quality appliances including oven, induction hob, concealed cooker hood, fridge/freezer, electric oven, microwave combination oven and dishwasher, there is also a separate utility room with further appliance spaces, additional cupboard units and access to an understairs cupboard. Rather than the usual new property awash with magnolia, the entire property is decorated with subtle white and greyish tones, with contrasting oak veneer internal doors, there is also a feature staircase with glass panel balustrades. In addition to the energy saving features already mentioned the fabric of the property is heavily insulated, it has space saving energy efficient air source heating, powering underfloor heating on the ground floor and radiators on the first. Externally plot one has a generous driveway area, with off road parking for three cars. There are porcelain tiled, gated pathways wrapping around each side of the property to the rear garden, here you will find a generous matching full width patio area, and an extensive area laid to lawn, the rear garden enjoys a good degree of privacy. As a location Clarendon Place is situated within easy walking distance of Park Gate & Locks Heath centres, both with a wide range of shopping facilities and amenities the later with the benefit of a large Waitrose. If you are looking for somewhere chain-free, the look no further, contact the sole selling agents SBK Property Consultants Ltd on 01489 570019.



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