



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ASKING PRICE

£240,000

Freehold

Cavendish Drive, Locks Heath, SO31 6BN

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Cavendish Drive, Locks Heath, SO31 6BN

2 Beds - 1 Bath

Brambles are delighted to market this modern, two bedroom coach house with balcony and car port. Ideally located within walking distance of Locks Heath Centre.

FEATURES

- Private front entrance
- Open plan living room / kitchen with integrated appliances
- Two double bedrooms
- Balcony
- Car port offering allocated off-road parking
- Outdoor storage unit
- Double glazing and gas central heating
- Walking distance to local amenities of Locks Heath Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	80	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Welcome to this two bedroom coach house conveniently located on the Strawberry Fields development, within walking distance of the local amenities at Locks Heath Shopping Centre. The A27, M27 & Swanwick train station are all easily accessible meaning you are well connected to Portsmouth and Southampton City Centre.

This immaculate apartment benefits from an open plan kitchen/ living room with balcony overlooking the communal green. The modern kitchen is well appointed and benefits from integrated appliances. There are two bedrooms, one with fitted wardrobes and a modern three piece bathroom all finished to a high standard. As well as a private front entrance and a low maintenance front garden, other benefits include gas central heating, double glazing throughout, an outdoor storage unit and a carport offering off road parking for one vehicle.

Enquire now to book a viewing as we dont anticipate this property being on the market for very long.



Outside

Low maintenance front garden. Paved steps leading to front door. Carport. Outdoor store to the rear.

Entrance Hall

Composite front door with double glazing. Fitted cairn mat. Moulded skirting boards. Radiator. Access to RCD breaker switches. Carpeted turning staircase rising to the accommodation on the first floor.

Lounge/Diner (12' 1" x 16' 6") or (3.68m x 5.04m)

Laminate flooring. Moulded skirting boards. Double glazed French door open to balcony. Radiator. Built in storage cupboard with lighting. Doorway to landing. Opening to kitchen.

Balcony

Outlook over communal green. Decked. Iron railings.

Kitchen (5' 6" x 12' 0") or (1.68m x 3.65m)

Double glazed window to rear. Laminate flooring. Full range of matching wall and base units. Integrated fridge freezer. Integrated gas oven and four point gas burner hob with extractor hood above. Space and plumbing for washing machine. Sink and half with drainer and chrome mixer tap. Ample work surfaces. Wall unit housing the Potterton combi boiler. Inset spots.



Hallway

Carpet. Moulded skirting boards. Doorways leading to all rooms.

Bedroom One (8' 7" x 14' 3") or (2.62m x 4.35m)

Wooden panelled door with chrome fittings. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Built in double wardrobe.

Bedroom Two (9' 6" x 10' 4") or (2.89m x 3.15m)

Wooden panelled door with chrome fittings. Double glazed window to rear. Carpet. Moulded skirting boards. Radiator. Access to fully boarded loft with lighting and pull down ladder.

Bathroom (5' 7" x 7' 10") or (1.70m x 2.40m)

Wooden panelled door with chrome fittings. Double glazed, opaque window to rear. Tiled floor. Half tiled walls. White panel bath with fully tiled surround, chrome mixer tap and chrome rainfall effect shower. Low level WC with cistern. White pedestal hand wash basin. Wall hung vanity units. Chrome ladder style heated towel rail. Electric shaving point. Inset spots. Extractor fan.

Car Port (18' 4" x 8' 10") or (5.58m x 2.68m)



Other

Fareham Borough Council Tax Band B £1604.87
Estate Management fee approx. £240 per annum.



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