



BRAMBLES

ASKING PRICE

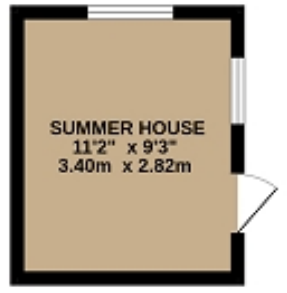
£450,000

Freehold

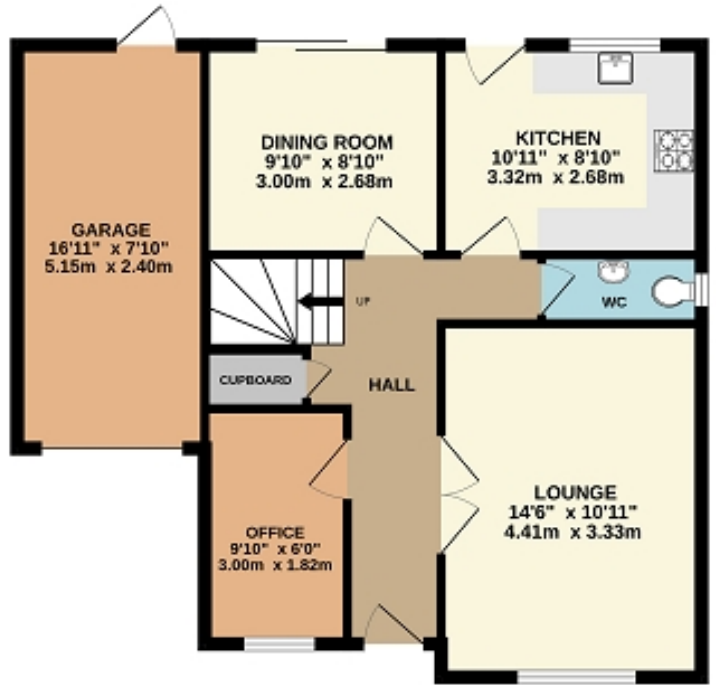
Sorrel Close, Locks Heath, SO31 6XY

Warsash Office: 01489 581 452

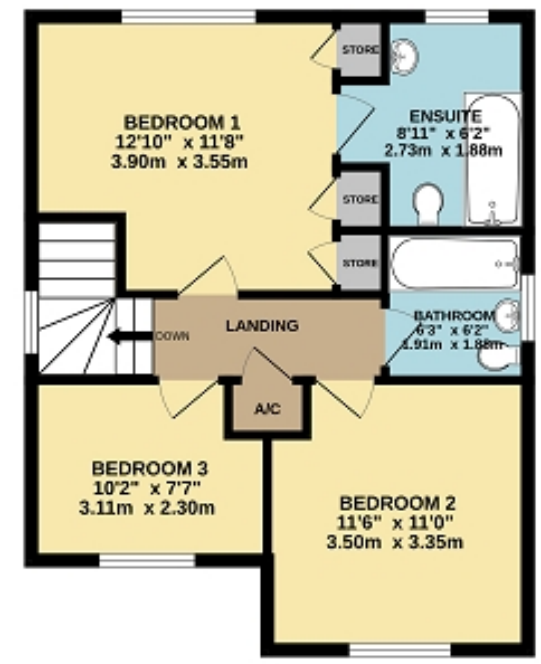
Bursledon Office: 02380 408 200



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

Sorrel Close, Locks Heath, SO31 6XY

3 Beds - 2 Baths

Welcome to this well maintained three-bedroom family home, tucked away in a quiet cul-de-sac in the desirable area of Locks Heath. Being offered with no onward chain.

FEATURES

- Three well-proportioned bedrooms
- Master bedroom with ensuite and built-in wardrobes
- Spacious lounge and separate dining room with garden access
- Dedicated home office
- Kitchen with appliances included
- Driveway and single garage
- Private rear garden with summerhouse
- Quiet cul-de-sac location close to amenities of Locks Heath
- Being offered no onward chain



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Bursledon | Warsash | Mayfair



Tucked away in a quiet cul-de-sac, this family home is well positioned for families who will appreciate the excellent choice of well-regarded schools as well as nearby parks and green spaces. The home is just a short distance from Locks Heath Shopping Village, offering convenience with stores, cafes, and a Waitrose supermarket. For commuters, easy access to the M27 motorway and nearby Swanwick train station ensures swift connections to Southampton, Portsmouth, and beyond. The picturesque Hamble River and Solent coastline are also within easy reach, offering sailing, coastal walks, and leisure activities.

Step inside and discover a spacious lounge alongside a dedicated office space that's ideal for home working. The well-appointed kitchen comes with appliances included, while the dining room complete with sliding doors, opens directly onto the private rear garden. There's a downstairs cloakroom for added convenience. Upstairs, the home features three generously sized bedrooms with plenty of space to accommodate the growing family. The master boasts built in wardrobes and an ensuite bathroom whilst a family bathroom serves the additional bedrooms. Outside, the property benefits from a driveway and single garage to the front. The rear garden is a true highlight; complete with a wooden summerhouse, it offers a peaceful escape and a great space for children to play or for outdoor gatherings.



Outside

Driveway leading to single garage. Wooden gate opens to a decked area to front. Privacy fencing. Raised flower borders. Side access.

Hallway

Wooden front door. Laminate flooring. Skirting boards. Wood panelling. Carpeted staircase with wooden hand rails rising to first floor. Radiator. Under stairs storage cupboard. Doorways leading off to all rooms on ground floor.

Office (9' 10" x 6' 0") or (3.0m x 1.82m)

Double glazed window to front. Laminate flooring. Skirting boards. Radiator.

Lounge (14' 6" x 10' 11") or (4.41m x 3.33m)

Double glazed window to front. Laminate flooring. Skirting boards. Wood panelling. Radiator.

W.C. (2' 10" x 6' 8") or (0.87m x 2.04m)

Double glazed, opaque window to side. Tiled floor. Skirting boards. Radiator. Low level WC with cistern. White hand wash basin with chrome mixer taps.

Kitchen (7' 5" x 10' 11") or (2.26m x 3.32m)

Double glazed window to back garden. UPVC double glazed door to back garden. Laminate flooring. Wall and base units. Wooden work surfaces. Tiled splash backs. White butler sink with chrome mixer tap. One of the wall units houses the Glow-worm boiler. Freestanding cooker. Washing machine. Fridge freezer. Radiator. Breakfast bar.

Dining Room (8' 10" x 9' 10") or (2.68m x 3.0m)

Sliding doors open to back garden. Laminate flooring. Skirting boards. Radiator. Wood panelling.

Landing

Double glazed window to side. Carpet. Skirting boards. Doorways to all rooms. Airing cupboard housing the water tank. Loft access.



Bedroom One (11' 8" x 12' 10") or (3.55m x 3.90m)

Double glazed window to rear. Laminate flooring. Skirting boards. Wood panelling. Radiator. Two built-in single wardrobes and additional storage cupboard. Doorway to ensuite.

En Suite (8' 11" x 6' 2") or (2.73m x 1.88m)

Double glazed window to rear. Vinyl flooring. Skirting boards. Radiator. White wash basin with chrome mixer tap. White bath with chrome mixer tap, shower attachment and tiled surround. Low level WC with cistern. Built-in storage shelves.

Bedroom Two (11' 6" x 11' 0") or (3.50m x 3.35m)

Double glazed window to front. Laminate flooring. Skirting boards. Radiator.

Bedroom Three (7' 7" x 10' 2") or (2.30m x 3.11m)

Double glazed window to front. Laminate flooring. Skirting boards. Radiator.

Bathroom (6' 3" x 2' 11") or (1.91m x 0.88m)

Double glazed window to the side. Laminate flooring. White panel bath with chrome mixer taps and shower attachment and tiled surround. White wash basin with chrome mixer tap. Low level WC with concealed cistern. Radiator.

Garden

Paved area leading to garage. Wooden summer house. Area laid to lawn. Borders with mature plants and trees. Wooden pergola. Area laid to gravel and sleepers. Outdoor tap. Side access. Wooden bike shed.

Summerhouse (11' 2" x 9' 3") or (3.40m x 2.82m)

Windows to rear and side. Laminate flooring. Skirting boards. Power. Electric heater.

Garage (16' 11" x 7' 10") or (5.15m x 2.40m)

Up and over door. UPVC door to garden. Units and workbench. Power.



Other

Fareham Borough Council Tax Band D £2164.55 2025/26 charges
Vendors position: No onward chain



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