



Addison
ESTATE AGENTS



Flat 4 West Dene Court, 265 Warsash Road, Locks Heath,
£219,950 Leasehold

This well-proportioned two-bedroom ground floor apartment offers bright and comfortable living space, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Offered to the market with no onward chain, the property provides an excellent opportunity for a straightforward move.

At the heart of the home is the generous sitting and dining room, measuring near 23 feet in length and providing a fantastic space for both relaxing and entertaining. The room enjoys plenty of natural light, creating a bright and welcoming atmosphere throughout.

The separate kitchen is conveniently positioned off the main living area and offers a practical layout with ample workspace and storage. There is also scope for buyers to update or personalise the space to suit their own style and requirements.

The apartment benefits from two well-sized double bedrooms. A central hallway provides useful storage, and the property is further complemented by a modern bathroom.

Primarily residential, the area centres around the modern Locks Heath Shopping Village, which offers excellent parking and a wide range of amenities including a doctor's surgery, public library, supermarket, chemist, cafés, and other supporting retail outlets.

The area is particularly well regarded for its schooling, with Locks Heath Infant and Junior Schools nearby, along with Brookfield Community School for secondary education. There are also a number of well-regarded pre-schools, leisure facilities in nearby Sarisbury Green, and a community hospital.

With easy access to the coast, River Hamble, and surrounding countryside, Locks Heath offers an excellent balance of convenience and outdoor lifestyle opportunities, making it a consistently popular location for a wide range of buyers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

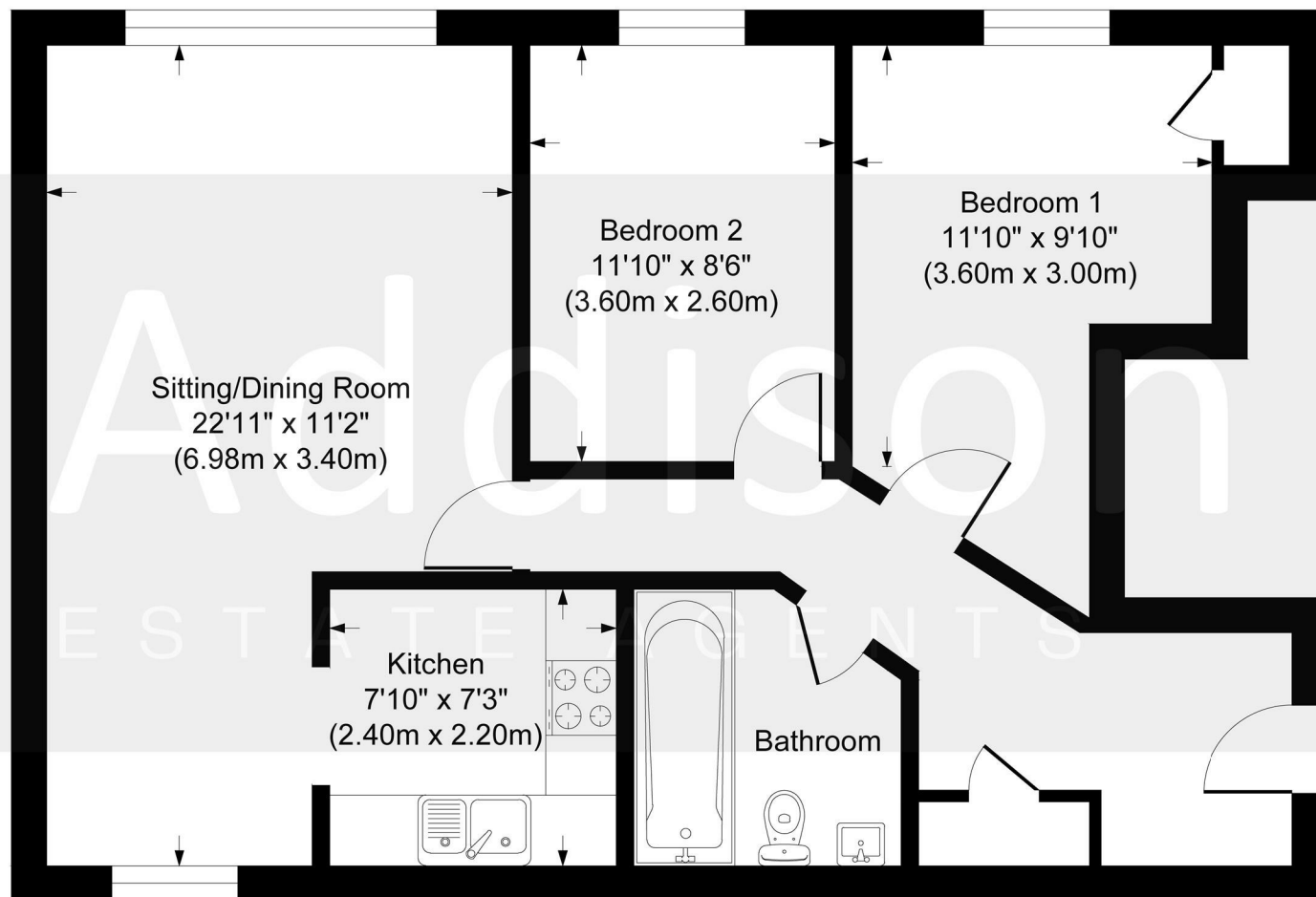
Further Information

Local Council:
Fareham Borough Council

Council Tax Band: C

Amount Payable for 2026/2027:
£2,018.27

Approximate Gross Internal Area
737 sq ft - 68 sq m



- Well-proportioned two-bedroom ground floor apartment
- Offered to the market with no onward chain
- Ideal purchase for first-time buyers, downsizers, or investors
- Spacious sitting/dining room measuring near 23ft in length
- Bright and airy accommodation throughout
- Separate kitchen with ample workspace and storage
- Scope to modernise or personalise to suit individual tastes
 - Two well-sized double bedrooms
- Modern bathroom and useful hallway storage
 - Convenient Locks Heath location close to shopping facilities, schools, leisure amenities, and the River Hamble coastline

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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