



Addison  
ESTATE AGENTS





5 Erica Close Locks Heath, Southampton, Hampshire,  
**£625,000 Freehold**



Addison Estate Agents are delighted to bring to the market this impressive four-bedroom detached residence, enviably positioned within one of central Locks Heath's most sought-after and established closes. The property has been exceptionally well maintained and presents as a bright, welcoming and substantial family home. The accommodation is enhanced by modern décor throughout. The living room is a particularly impressive space, featuring a limestone fireplace and high-quality wood-burning stove, with doors opening directly onto the garden.

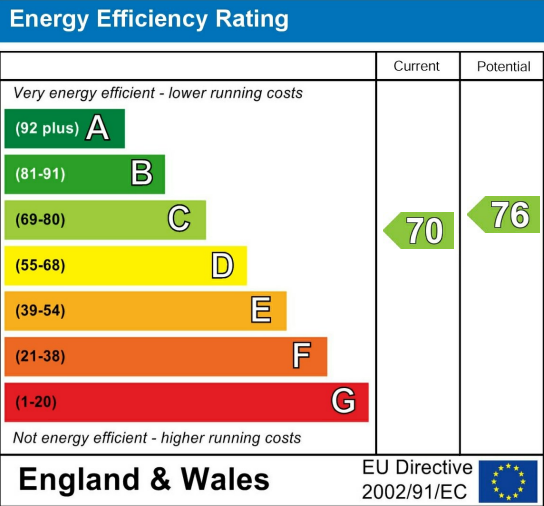
The kitchen breakfast room features a contemporary range of units, generous preparation areas and an integral eye-level oven and microwave. Its sociable layout, complete with a dedicated dining area, creates an inviting setting for relaxed meals, morning coffee or informal entertaining. A separate dining room offers further space for more formal occasions or larger gatherings. Adjoining the kitchen is a practical utility room, providing additional storage and laundry facilities to keep everyday living beautifully streamlined. The welcoming entrance hallway also includes useful built-in storage, ensuring the home remains organised and the main living spaces feel wonderfully uncluttered.

The first floor provides four well-proportioned bedrooms, all benefiting from excellent storage. The principal bedroom enjoys its own dressing area, fitted wardrobes and a stylish en suite shower room.

A further highlight of this home is the superb south-facing rear garden, enclosed mostly by an attractive brick wall that provides both privacy and character. The garden has been thoughtfully planted with established shrubs, delivering colour and interest throughout the year. The front of the property is equally appealing, with mature screening that enhances the impressive façade of this Bovis-built home, constructed in 1985.

Adding to its appeal, the property benefits from planning permission for a substantial double-storey side extension, offering an exciting opportunity for future enlargement and bespoke design (Fareham planning application Ref: P/25/1139/FP).

Erica Close is positioned within one of central Locks Heath's most sought-after and established closes. Its location is a defining feature, placing the property within effortless reach of highly regarded schools and everyday amenities. Erica Close remains one of Locks Heath's most desirable cul-de-sacs, perfectly situated for both convenience and an active lifestyle. Swanwick train station is within a 20-minute walk, while Locks Heath Infant & Junior Schools and Brookfield Community School are all easily accessible on foot. This exceptional home combines an outstanding setting with generous accommodation, a beautiful south-facing garden and valuable scope for further development, presenting an excellent opportunity for families seeking a premium address in the heart of Locks Heath



## Further Information

Local Council:

Council Tax Band:  
E





**APPROXIMATE GROSS INTERNAL AREA = 1269 SQ FT / 117.9 SQ M**

**GARAGE = 219 SQ FT / 20.4 SQ M**

**TOTAL AREA = 1488 SQ FT / 138.3 SQ M**



**GROUND FLOOR**  
**662 SQ FT / 61.5 SQ M**

**FIRST FLOOR**  
**607 SQ FT / 56.4 SQ M**

- Prime central Locks Heath location within a highly sought-after and established cul-de-sac
- Short stroll to Locks Heath Centre with its shops, cafés, community facilities and Waitrose
- Planning permission granted for a substantial double-storey side extension offering exciting future potential
- Beautiful south-facing rear garden with attractive brick wall enclosure providing privacy and character
- Immaculately maintained four bedroom detached home built by Bovis in 1985
  - Bright and welcoming living room featuring a limestone fireplace and high-quality wood-burning stove
  - Contemporary kitchen breakfast room with integral double eye-level oven
- Separate utility room providing additional storage, laundry space and external access
- Principal bedroom suite with dressing area, fitted wardrobes and stylish en suite shower room
- Excellent access to reputable local schools, Swanwick train station and major commuter routes, as well as scenic coastal and countryside walks

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1268392)  
**Produced for Addison Estate Agents**



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