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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 18 Hertsfield

, Fareham, PO14 4SE

**£279,995**



Brook Independent Estate Agents are delighted to present to the market this two bedroom terrace house with the larger sought after kitchen dining room layout. The house is in a small row of just four similar homes occupying a set back position towards the end of the close. This lovely home is conveniently located near to schools of excellent repute, essential main commuter routes plus it's a super short stroll to the thriving commerce centre and big brand stores at Park Gate. Whiteley, Segensworth and Kitescroft are a short drive away as is the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee house and Waitrose supermarket. There are plenty of weekend activities locally, the area is dotted with nature reserves, bike trails and river walks. There's a state of the art leisure centre at Sarisbury plus a restored Mansion house offering bistro dining and drinks. All of these points have seen the area progress as a destination address making this perfectly placed home ideal for those looking for a well presented freehold home with scope.

The property being the larger style has plenty of space throughout and with the added benefit of a conservatory and garden room for those looking to gain extra space for hobbies, home working or socializing. The two bedrooms are a good size both with good storage already built in plus there is a shower room with window. The living space is well presented with wood effect flooring, there's a useful entrance porch for boots and coats and the open plan feel to the living room gives the property a contemporary edge. The kitchen diner is well equipped for the avid host and busy person, offering plenty of storage and workspace plus room for a table making this ideal for kitchen suppers entertaining and busy breakfast times. To complement the garden is very pretty with a feature garden room plus its relatively secluded with a patio and rear access to the parking area.



Entrance Porchway

Living Room 14'6 x 11'9 (4.42m x 3.58m)

Kitchen/Diner 11'8 x 11'3 (3.56m x 3.43m)

Conservatory 11'5 x 7'8 (3.48m x 2.34m)

Bedroom 12' x 10'8 (3.66m x 3.25m)

Bedroom 11'2 x 6'3 (3.40m x 1.91m)

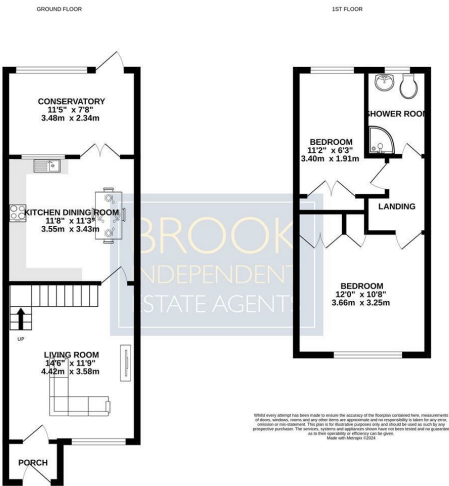
Shower Room

Garden Room

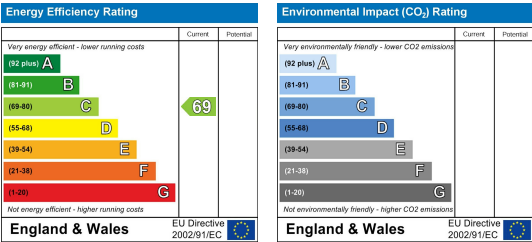
Area Map



Floor Plans



Energy Efficiency Graph



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