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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 40 Ascot Close

, Fareham, PO14 4RN

**£235,000**



Brook Independent Estate Agents are delighted to present to the market this stylish two bedroom semi detached house with a luxury interior and occupying a good size sunny aspect plot set in an established close. Titchfield Common is a popular choice as there are schools of excellent repute, a local convenience store, village Inn, mainline station, place of worship and further shopping at the Locks Heath Shopping Centre with its everyday community and shopping facilities plus popular coffee house and Waitrose Supermarket. Access to the commerce centres of Whiteley, Segensworth and Kitescroft are a short distance, as is Junction 9 of the M27 providing links to main South Coast centres and via M3 to London. Additionally, there are an abundance of walking routes and biking trails through Kitescroft and Abshot, winding through pretty woodland and established strawberry fields to the picturesque coastal paths the Meon shoreline and Southampton Water; a haven for weekend walkers, marine enthusiasts and wildlife watchers all of which only enhance this property as a perfect solution for those who require amenities and activity close to hand.

This fine house offers uncomplicated living, its got plenty of storage and good off road parking, the fittings throughout are quality and its got a nice contemporary open feel. The living diner has magnificent French doors opening out to the garden. There is a ground floor bathroom and the main bedroom is a great size with a smart en suite with chevron tiling to the shower. The second bedroom is a small single and will hold a bed, cot or act as a versatile hobby room, dressing room or home office. The garden is so lovely, facing a splendid secluded aspect with a side gate, lawn and easy maintenance beds. The garden is as much a part of the living and property and there is no doubt one would spend as much time here as in the house as it is such a wonderful place to potter and enjoy year round.



## Entrance Porch

Kitchen 9'7 x 6'2 (2.92m x 1.88m)

Living Room Diner 16'6 max x 12' max (5.03m max x 3.66m max)

## Bathroom

Principal Bedroom 15'2 x 9'8 (4.62m x 2.95m)

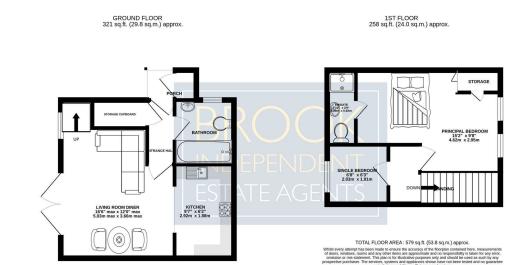
Single Bedroom 6'8 x 6'3 (2.03m x 1.91m)

## En Suite Shower Room

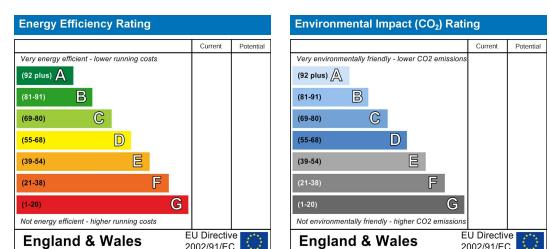
## Area Map



## Floor Plans



## Energy Efficiency Graph



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