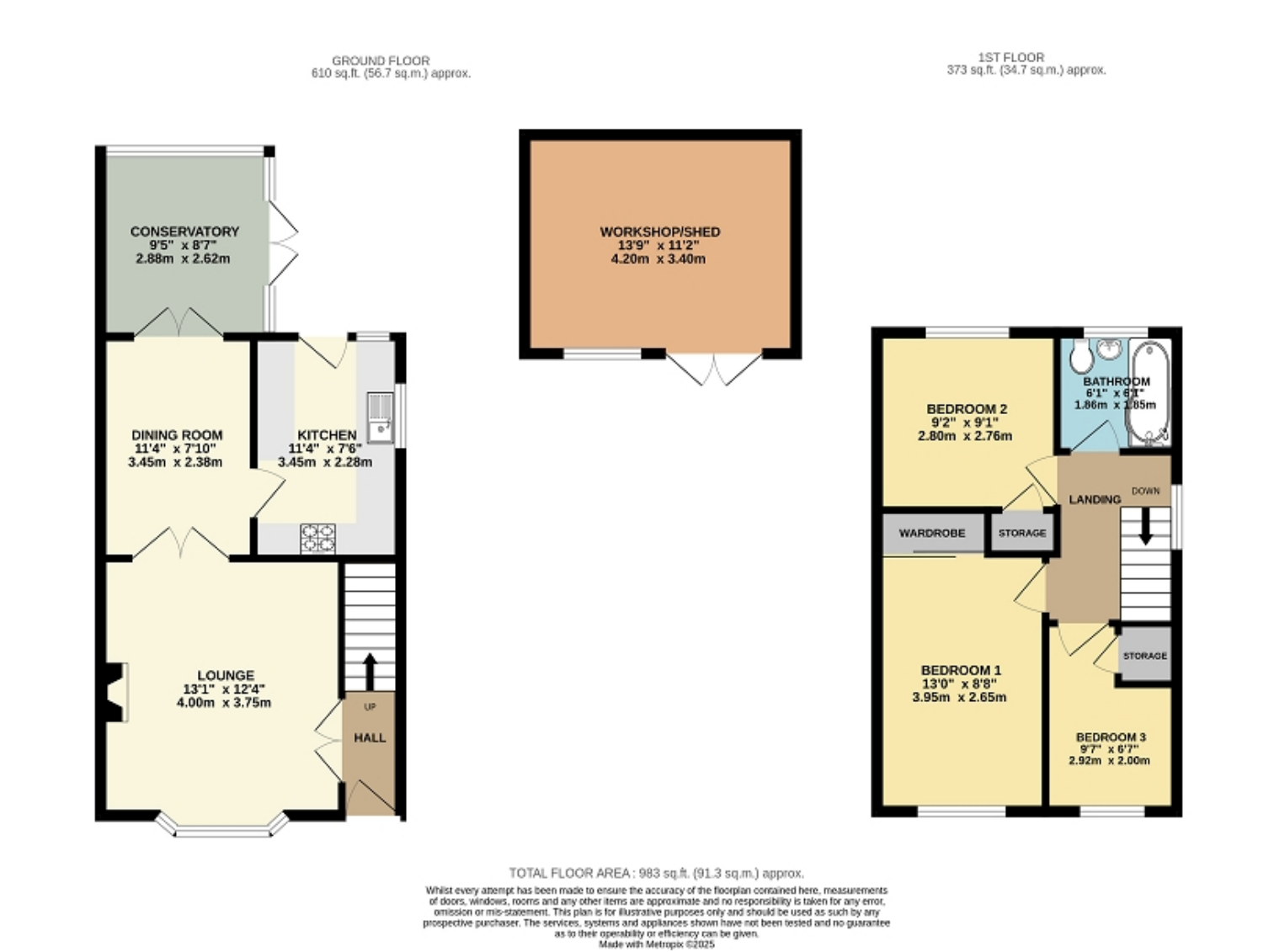






Trevose Way is a quiet cul-de-sac nestled in a peaceful residential area of Titchfield Common. Ideally situated between countryside and coastline, the location offers the best of both worlds. Just a short drive away, nature lovers will appreciate the nearby Titchfield Haven Nature Reserve-a haven for bird watching and scenic walks. From the neighbouring town of Warsash you can enjoy riverside views along the mouth of the Hamble or explore the picturesque Meon shoreline.

The surrounding towns of Locks Heath, Park Gate and Whiteley provide a wide range of local amenities, including shops, pubs, restaurants, and several well-regarded schools. For commuters, the home is conveniently located near major transport links, including the M27 motorway, ensuring easy access to Southampton City Centre in around 25 minutes.

On approach, there's a low maintenance front garden as well as driveway parking for one car to the front. Double wooden gates open to the side access and reveal an extension of the driveway offering space for one additional vehicle. Stepping inside, the downstairs comprises of a living room, dining room and well-equipped shaker style kitchen. The versatile conservatory provides an additional reception area overlooking the beautifully maintained back garden which is mainly laid to lawn. Upstairs benefits from a modern family bathroom plus three well-proportioned bedrooms, two of which have built in storage. All carpets on the first floor, including the staircase are brand new.

Thanks to its great condition and convenient location, we don't anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to arrange a viewing.



Outside

Driveway to front offering space for one vehicle. Double wooden gates open to side access revealing additional parking for one additional vehicle. Low maintenance front garden laid to gravel. Flower borders with mature plants and shrubs. Stepping stones leading to front door.

Hallway

UPVC double glazed front door. Laminate flooring. Deep moulded skirting boards. Radiator. Carpeted staircase with wooden hand rail rising to first floor. Doorway leading to living room.

Lounge (13' 1" x 12' 4") or (4.0m x 3.75m)

Double wooden doors with decorative glazing. Double glazed box bay window to front. Carpet. Deep moulded skirting boards. Dado rails. Radiator. Ceiling fan. Gas fireplace with mantle and hearth. Doorway to dining room.

Dining Room (11' 4" x 7' 10") or (3.45m x 2.38m)

Wooden double doors with decorative glazing. Carpet. Deep moulded skirting boards. Dado rails. Radiator. Ceiling fan. Doorways to kitchen and conservatory.

Kitchen (11' 4" x 7' 6") or (3.45m x 2.28m)

Wooden panelled door. Composite double glazed door with glazing to back garden. Double glazed window to side and rear aspect. Laminate flooring. Full range of matching shaker style wall and base units, one of which houses the boiler. Wooden work surfaces. Tiled splash backs. White sink and half with drainer and chrome mixer tap. Integrated Zanussi electric oven and four point gas burner hob. Space and plumbing for washing machine and fridge freezer. Inset spots.

Conservatory (9' 5" x 8' 7") or (2.88m x 2.62m)

UPVC double glazed French doors from dining room. Dwarf wall conservatory glazed on two sides. Glazed roof. Laminate flooring. UPVC double glazed French doors to back garden.



Landing

Double glazed window to side. Carpet. Deep moulded skirting boards. Access to partially boarded loft with light and pull down ladder. Doorways leading to all rooms on first floor.

Bedroom One (13' 0" x 8' 8") or (3.95m x 2.65m)

Wooden panelled door. Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Double wardrobe with sliding doors.

Bedroom Two (9' 1" x 9' 2") or (2.76m x 2.80m)

Wooden panelled door. Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator. Airing cupboard housing the water tank.

Bedroom Three (9' 7" x 6' 7") or (2.92m x 2.0m)

Wooden panelled door. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Built in wardrobe.

Bathroom (6' 1" x 6' 1") or (1.85m x 1.86m)

Wooden panelled door. Double glazed opaque window to rear. Laminate flooring. Tiled walls. Inset spots. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. P-shaped panel bath with chrome mixer tap and electric power shower above with glass screen. Chrome heated towel rail.

Garden

Mainly laid to lawn. Outdoor tap plus outdoor hot tap. Fully fenced. Borders with mature plants and shrubbery. Area to rear laid to gravel. Large wooden shed / workshop to rear of garden. Additional driveway space for one vehicle.

Other

Fareham Borough Council Tax Band C £1924.04 2025/26 charges. Vendors position: Need to find



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