

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq ft. (56.7 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2025

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



BRAMBLES

Offers In Excess Of

£170,000

Leasehold

Park Cottage Drive, PO15 5FD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Park Cottage Drive, , PO15 5FD

2 Beds - 1 Baths

Brambles Estate Agents are delighted to market this well-presented two-bedroom apartment with allocated parking, close to the local amenities of Park Gate, Titchfield and Fareham.

FEATURES

- Two-bedroom apartment located on the first floor of a stylish block
- Spacious, open plan living/kitchen/dining area
- Contemporary bathroom
- Ample storage solutions
- Communal gardens and bike store
- Gas central heating and double glazing throughout
- And more...



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This superbly presented two-bedroom apartment is located on the first-floor of a stylish block, set within a peaceful cul-de-sac ideally positioned between the ever-popular areas of Park Gate and Titchfield, both offering an array of everyday amenities, shops and eateries. Slightly further afield, more extensive services can be enjoyed at Locks Heath Centre and Whiteley Shopping Village. For those who enjoy the outdoors, scenic walks along Swanwick and Hamble marinas are just a short drive away. The area is served by excellent transport links, including quick access to Swanwick railway station and thanks to the close proximity of the M27 Motorway, Portsmouth and Southampton City Centres are both commutable within half an hour.

Stepping inside, you can appreciate the thoughtful layout of this bright and airy living accommodation. The lounge/kitchen/dining area is a modern, open-plan space featuring sleek cabinetry, ample worksurfaces and integrated oven with hob. There's a contemporary bathroom plus two well-proportioned bedrooms, with built in wardrobes to the master. You are not short of storage space here, with loft space and handy built in cupboards to the hallway plus the added benefit of an outdoor



**Outside**

One allocated parking space. Plenty of visitor bays. Communal garden, bin store and bike shed. Well lit stairway rising to apartment on first floor.

**Hallway (15' 7" x 16' 0") or (4.75m x 4.88m)**

Composite front door. Carpet. Skirting boards. Radiator. Two storage cupboards, one housing the comber boiler and one housing the electric meter and breaker switches. Doorways leading off to all rooms. Secure entry intercom. Access to partially boarded loft space.

**Bathroom (6' 5" x 8' 0") or (1.95m x 2.43m)**

Wooden panelled door. Laminate flooring. White pedestal was basin with chrome mixer tap. Low level WC with cistern. White panel bath with fully tiled surround, glass screen and shower above. Radiator. Extractor fan.

**Bedroom 1 (9' 9" x 12' 9") or (2.97m x 3.88m)**

Wooden panelled door. Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in double wardrobe.

**Bedroom 2 (5' 10" x 12' 9") or (1.79m x 3.88m)**

Wooden panelled door. Double glazed window to rear. Carpet. Skirting boards. Radiator.



**Kitchen/Diner (12' 0" x 9' 1") or (3.67m x 2.76m)**

Wooden panelled door. Double glazed window to rear and side. Laminate flooring. Full range of matching wall and base units. Ample work surfaces. Tiled surrounds. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and four point gas hob. Space and plumbing for fridge freezer and washing machine. Opening to lounge.

**Lounge (13' 7" x 8' 8") or (4.13m x 2.64m)**

Double glazed window to rear and side. Carpet. Moulded skirting boards. Radiator.

**Other**

Fareham Borough Council Tax Band B £1683.54 2025/26 charges.

Lease Length Remaining: 108 Years

Ground Rent: Combined Together with Service Charge

Service Charge: £1579.20 PA per annum



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