



Guide price £485,000 - £500,000
111 Titchfield Road
Stubbington, PO14 2JB

PROPERTY SUMMARY

This charming three bedroom bungalow is within walking distance to local amenities and close proximity to the beach. Surrounded by mature shrubbery and a beautiful landscaped plot, this property boasts a detached garage with an electric roller door, a separate W/C and a sun room extension. Through the front door into the entrance hallway there are three well-proportioned bedrooms with fitted wardrobes in bedroom one and two, a fitted shower room, a generous lounge with a feature fireplace, separate dining room open into the sleek and refitted kitchen, a utility area and a bright sun room overlooking the lush garden. Outside, the rear garden comprises a pond, verdant lawn, flower beds and a sunny patio area and the front garden is currently laid to shingle with beautifully maintained foliage, although, with relevant permissions, could be converted into off road parking. Further benefits include off road parking to the rear, a car port and gas central heating throughout. This property is one of a kind and is not to be missed, call us now in our Stubbington Branch to book a viewing.





ENTRANCE HALL

LOUNGE 22' 2" x 12' (6.76m x 3.66m)

BEDROOM 2 12' 6" x 10' 7" (3.81m x 3.23m)

BATHROOM 8' 8" x 6' 8" (2.64m x 2.03m)

W/C

BEDROOM 3 10' x 7' 3" (3.05m x 2.21m)

BEDROOM 1 11' 3" x 9' 8" (3.43m x 2.95m)

DINING ROOM 12' 6" x 10' (3.81m x 3.05m)

KITCHEN 8' 9" x 7' 4" (2.67m x 2.24m)

UTILITY AREA 11' 4" x 9' 2" (3.45m x 2.79m)

SUNROOM 8' 3" x 6' 6" (2.51m x 1.98m)

OUTSIDE

FRONT GARDEN

BRICK BUILT STORAGE SHED

SINGLE DETACHED GARAGE

REAR GARDEN

GROUND FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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