



Segensworth Road | Titchfield Park | PO15 5EH

Guide Price £575,000



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W&W are delighted to offer for sale this beautifully presented & vastly improved detached chalet bungalow with NO FORWARD CHAIN. The property boasts four bedrooms, impressively sized 26'6ft open plan kitchen/dining/family room, snug, cloakroom, family bathroom & modern en-suite to the main bedroom. The property also boasts a landscaped rear garden with feature home built pub, garage & driveway parking for multiple vehicles.

Segensworth Road is situated with the amenities of Locks Heath & Whiteley Shopping Centres within easy reach, as well as those of Park Gate which are a 25 minute walk away. Excellent transport links including A27, M27 & Swanwick train station are close by.







Beautifully presented four bedroom detached chalet home

No chain ahead

Welcoming entrance hall enjoying walk in storage cupboard & contemporary vertical radiator

Attractive wood 'Camaro' flooring throughout the ground floor apart from the downstairs cloakroom

Snug enjoying walk in bay window to the front, feature log burner in the corner with brick underneath & cupboard housing the replacement Vaillant boiler



Impressively sized 26'6ft open plan kitchen/dining/family room enjoying double doors opening out onto the rear garden

Modern '2021' re-fitted kitchen boasting high gloss units & attractive worktops

Integrated appliances include full height fridge, full height freezer, five ring induction hob, twin self cleaning pyrolytic ovens, warming tray, dishwasher, boiling hot water tap, washing machine, tumble dryer & wine cooler

Main bedroom to the ground floor benefitting from built in mirrored sliding wardrobes, bay window with bespoke fitted window seats with storage cupboards underneath & contemporary vertical radiator

Glass sliding door into the en-suite shower room comprising three piece white suite & attractive aqua panelling behind the shower cubicle

Downstairs cloakroom comprising contemporary two piece white suite

Galleried landing

Three bedrooms to the top floor with two being of a double size, bedroom three also enjoying a feature Velux window & eaves storage

Modern family bathroom comprising four



Tenure: Freehold
EPC Rating: D
Council Tax Band: E





piece white suite & attractive tiling

Rear landscaped garden majority laid to lawn with paved patio area perfect for alfresco dining, mature shrubbery, Canadian spa hot tub to remain, external power sockets & outside tap

Summer house currently used as a home pub with power & lighting

Detached garage benefitting from power & lighting

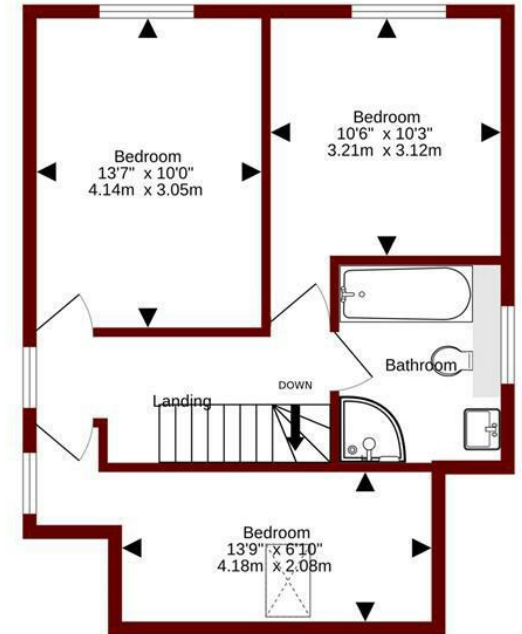
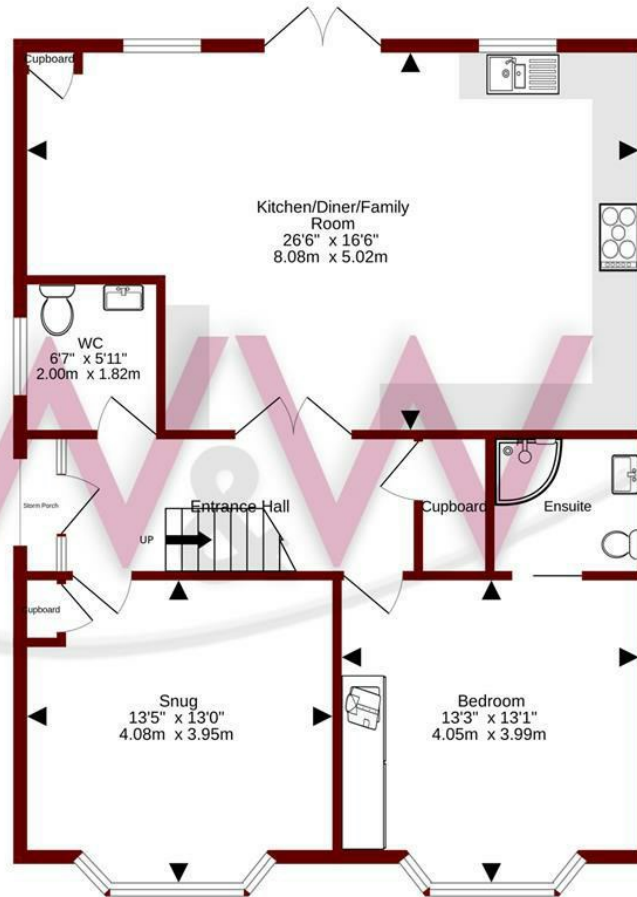
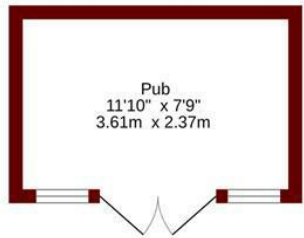
Landscaped frontage with areas laid to lawn and mature shrubbery

Block paved driveway providing parking for ample vehicles

Ground Floor
929 sq.ft. (86.3 sq.m.) approx.

1st Floor
494 sq.ft. (45.9 sq.m.) approx.

Out Buildings
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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