



29 Sovereign Crescent, Titchfield common, PO14 4LT

Offers In Excess Of £590,000



Sovereign Crescent |
Titchfield common | PO14 4LT
Offers In Excess Of £590,000

W&W are pleased to offer for sale for the first time since built this four bedroom detached family home situated on an enviable plot. The property boasts four bedrooms, 25'6ft lounge, kitchen/breakfast room, dining room, utility room, cloakroom, study, main bathroom & en-suite bathroom to the main bedroom. The property also benefits from a rear landscaped garden, detached double garage and driveway parking for multiple vehicles.

Sovereign Crescent is just a short stroll from local schools, shops and eateries, plus the waterfront amenities of Warsash are less than 2 miles away. Excellent transport links are easily accessible including A27, M27 & bus route.





Four bedroom detached family home

First time to the market since built

Highly sought after 'David Wilson' Homes development

Some modernisation required

25'6ft lounge enjoying centrepiece fireplace, walk in bay window & patio doors opening out onto the rear garden

Kitchen/breakfast room enjoying built in double oven, hob, dishwasher & undercounter fridge

Dining room with bandstand window overlooking the rear garden

Utility room providing additional storage space & plumbing for further appliances

Downstairs cloakroom

Separate downstairs study

Main bedroom benefitting from built in wardrobes, twin windows & en-suite bathroom

Three additional bedrooms all benefitting from built in wardrobes

Main bathroom comprising three piece suite

Rear low maintenance garden laid to paved patio & mature shrubbery

Detached double garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

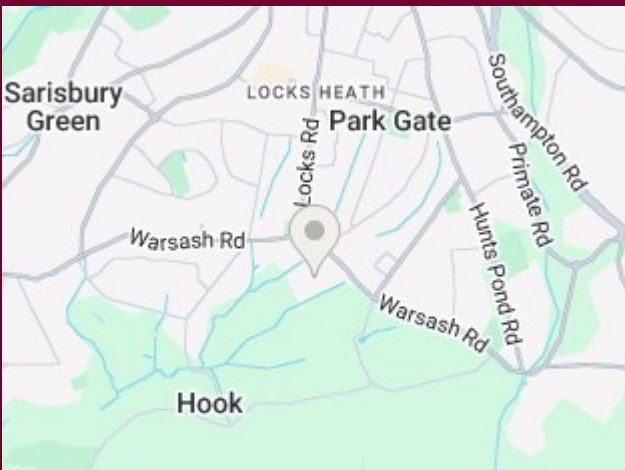
Sewerage - Mains

Heating - Gas central heating with replacement 'Worcester' boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

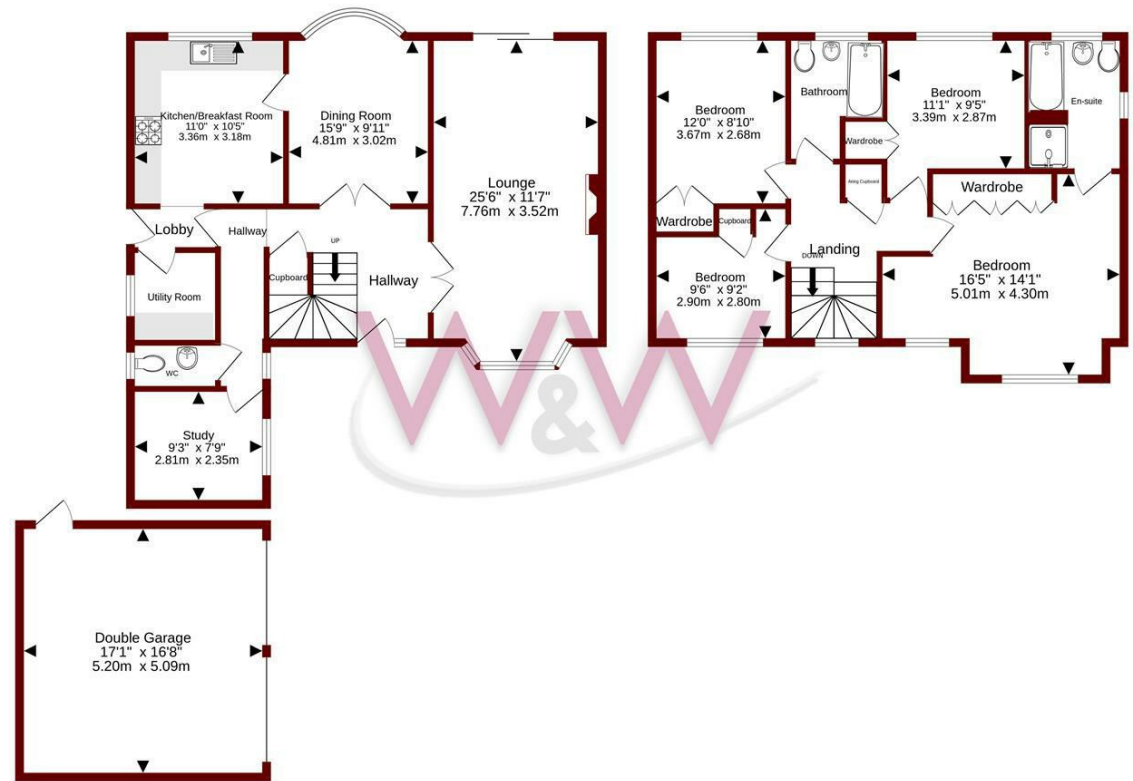
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1059 sq.ft. (98.3 sq.m.) approx.

1st floor
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F - £2980.46 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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