



30 Lynn Crescent, Titchfield Common, PO14 4FP

Asking Price £200,000



Lynn Crescent |
Titchfield Common | PO14 4FP
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W&W are pleased to offer for sale this well presented two double bedroom first floor apartment. The property boasts two bedrooms, 23'2ft open plan kitchen/dining/living room, main bathroom & en-suite shower room to the main bedroom. The property also benefits from communal rear gardens and allocated parking.

Lynn Crescent is situated in the ever popular location of Titchfield Common the local shops and amenities of Titchfield & Locks Heath are both less than 2 miles away, while the local pub is just a short stroll. Transport links are easily accessible including A27 & M27.





Well presented two double bedroom first floor apartment

No chain ahead

Entrance hall boasting two built in storage cupboards

Impressively sized 23'2ft open plan kitchen/living/dining room with Juliette balcony

Kitchen boasting integrated oven and hob with space for additional appliances

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Guest bedroom

Main bathroom comprising three piece white suite & attractive wall tiling

Communal facilities include gardens, bin store & bike store

Allocated parking

Service charge approx. £800 PA

Ground rent charge approx. £500 PA

109 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

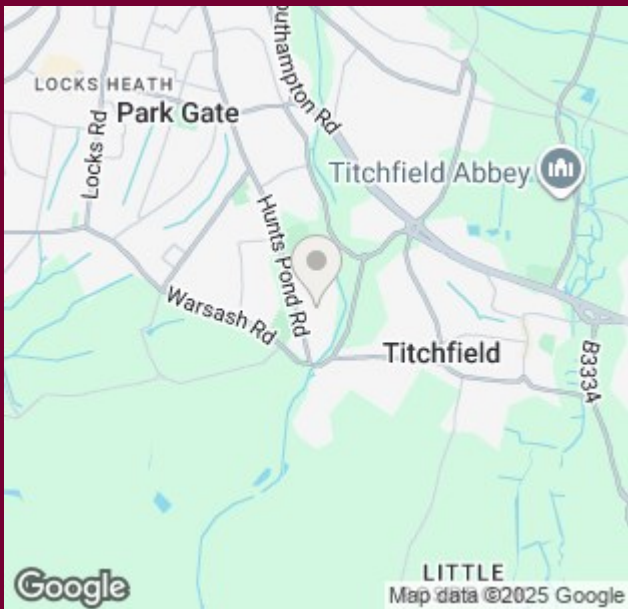
Sewerage - Mains

Heating - Gas central heating

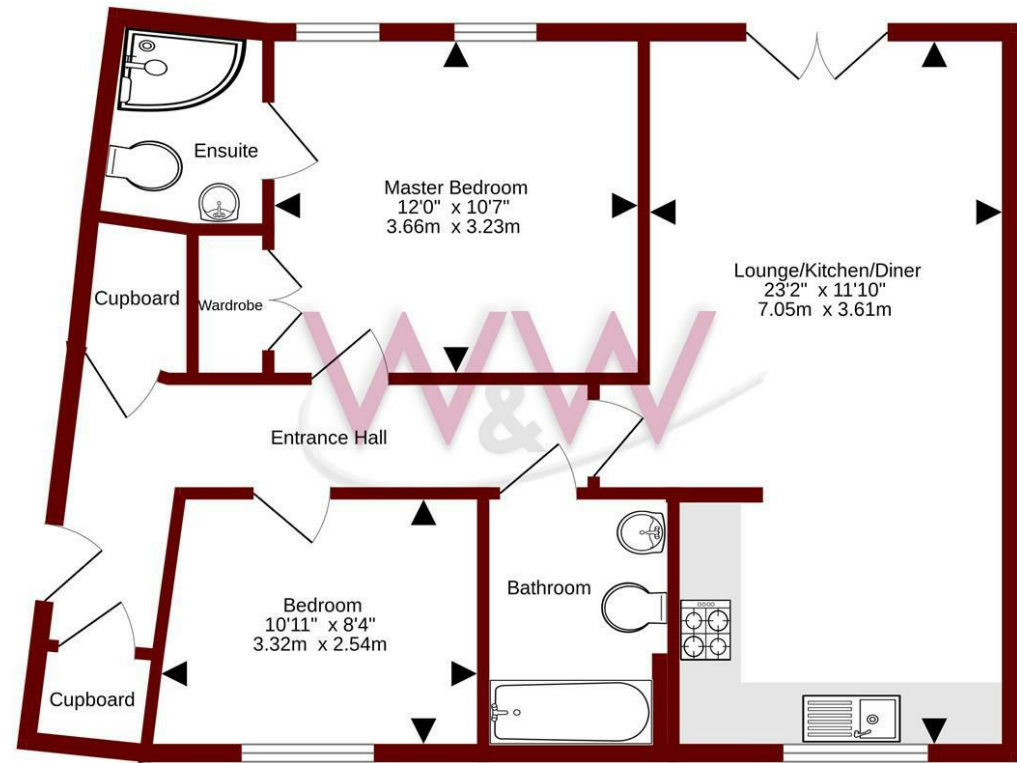
Broadband - There is broadband connected to the property

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
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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		
(69-80) C		
(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 - B

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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