



4 Hawksworth Place, Titchfield Common, PO14 4FQ

Asking Price £435,000





Hawksworth Place |  
Titchfield Common | PO14 4FQ  
Asking Price £435,000

W&W are delighted to offer for sale this extremely well presented 2014 built three bedroom detached home tucked in a small development made up of only five houses. The property boasts three bedrooms, lounge, 17'5ft open plan kitchen/dining room, utility room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & parking.

Hawksworth Place is part of a small development in this cul-de-sac location off of Warsash Road. The property is situated in one of the area's most picturesque villages, perfectly placed for accessing the best of Warsash, Locks Heath, and the wider Fareham Borough. Locks Heath Shopping Centre is just a short drive, home to Waitrose, cafés, local shops and a gym. For fitness lovers, there's easy access to Abshot Country Club and the Everyone Active Centre at Holly Hill — which features a pool, gym, and plenty of fitness classes





Extremely well presented 2014 built three bedroom detached home

Situated in a small development made up of only five houses

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the living room

Dual aspect lounge

17'5ft Dual aspect kitchen/dining room with bi-folding doors opening out onto the rear garden

Modern kitchen enjoying built in double oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage & plumbing for further appliances

Downstairs cloakroom

Galleried landing with Velux window & built in storage cupboard

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall/floor tiling & Velux window

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden majority laid to lawn with display flowers/shrubbery, paved patio area, hot tub & composite storage shed with a 15 year guarantee to remain

Allocated parking to the front for two vehicles

Privately owned solar panels

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

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>

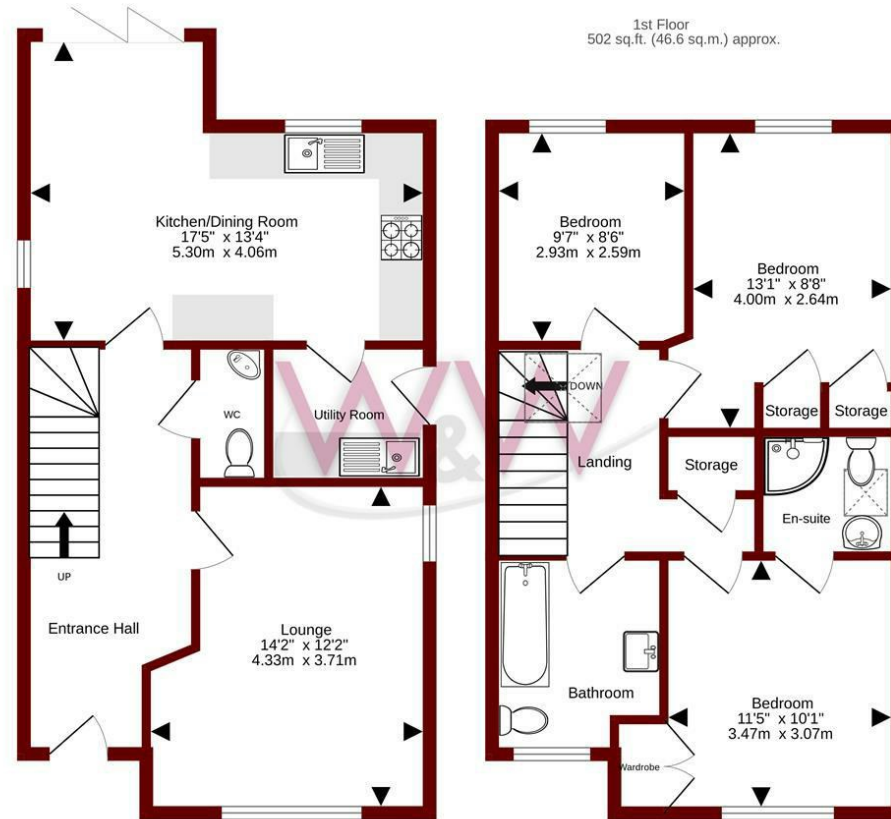
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground Floor  
533 sq.ft. (49.5 sq.m.) approx.

1st Floor  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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 Metropix ©2025

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

Council Tax Band - E - £2521.93 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

[parkgate@walkerwaterer.co.uk](mailto:parkgate@walkerwaterer.co.uk)

[www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk)