



96 Sovereign Crescent, Titchfield Common, PO14 4LU

Asking Price £475,000



Sovereign Crescent |
Titchfield Common | PO14 4LU
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Walker and Waterer are pleased to offer for sale this well presented four bed family home to market. This property boasts lounge, dining room, kitchen, utility room, downstairs cloakroom and four bedrooms, one with en-suite as well as main family bathroom. This property also benefits from garage and driveway parking.

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

No onward chain

Welcoming entrance hall with karndeen flooring

Living room enjoying bay window to front and feature fire place

Dining room with patio doors leading to the garden

Kitchen with space for additional appliances, cooker and single fridge to remain

Utility room with plumbing for washing machine and space for tumble dryer, both to remain

Downstairs cloakroom enjoying two piece suite and window

All four bedrooms benefiting from built in wardrobes

En-suite shower room to master bedroom

Main family bathroom comprising of three piece suite

Integral garage with power, lighting and electric roller door

Driveway parking

Rear garden which 'in our opinion' offers a great deal of privacy with mature shrubbery around the edging

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

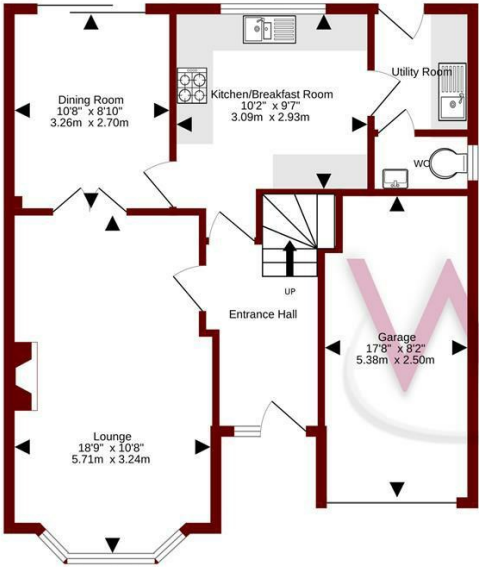
Heating - Gas central heating

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

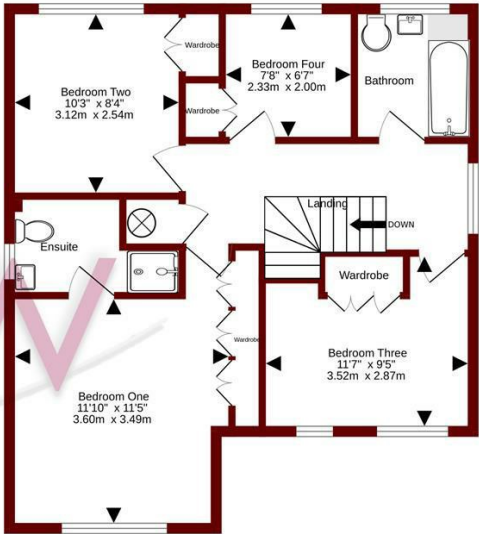
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
670 sq.ft. (62.3 sq.m.) approx.



1st floor
632 sq.ft. (58.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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 - F

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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