



24 Garstons Close, Titchfield, PO14 4EW

Asking Price £335,000 Freehold



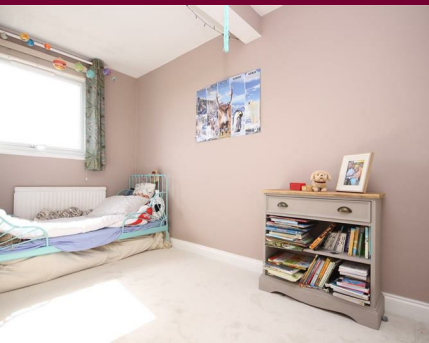


Garstons Close |  
Titchfield | PO14 4EW  
Asking Price £335,000

W&W are pleased to offer to market this well presented offset terrace property. The property boasts an open plan living/dining/kitchen space, three bedrooms and family bathroom. The property also enjoys integral garage and driveway parking.

Garstons Close is within easy walking distance to the sought after Titchfield Village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A27/M27.





Well presented three bedroom freehold terraced property

Welcoming entrance hall

Recently decorated open plan living/dining/kitchen space with patio doors leading to the rear garden

Engineered wood flooring in the living and dining area

Kitchen with 'Wren' shaker style cabinets, attractive wood worktops and underfloor heating

Integrated appliances include double oven, five ring gas hob, fridge freezer, slimline dishwasher and bins

Larder cupboard with power and plumbing for washing machine

Spacious Landing

Three well proportioned bedrooms all with storage space

Bathroom with two piece suite and separate wc

Rear garden majority laid to lawn with shrubbery borders, patio area and rear pedestrian access

Privately owned solar panels

The vendor advises that the property is very cost effective live in

Integral garage which 'in our opinion' offers great potential for conversion

Driveway parking

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Mains Electric, Water supply and Sewerage

Heating - Gas central heating

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

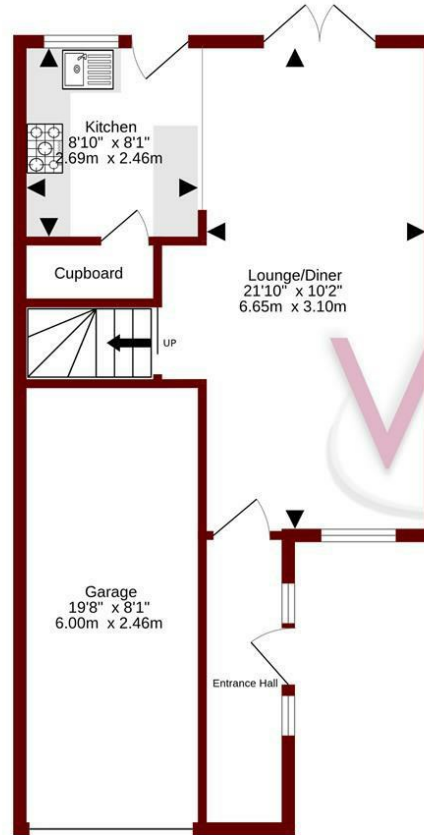
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

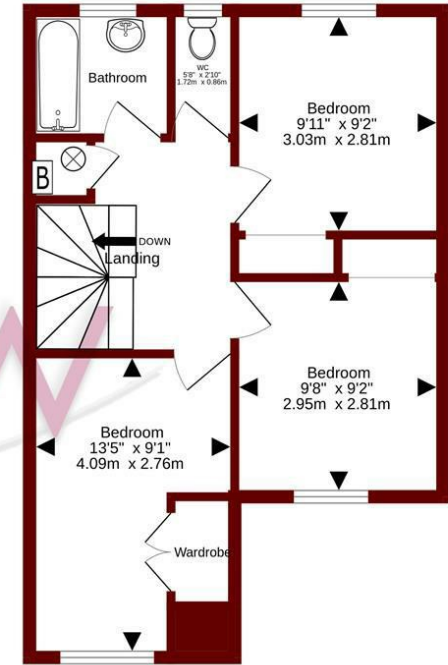




Ground Floor  
552 sq.ft. (51.3 sq.m.) approx.



1st Floor  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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) <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 - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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