



92 Sovereign Crescent, Titchfield Common, PO14 4LU

Asking Price £629,995





Sovereign Crescent |  
Titchfield Common | PO14 4LU  
Asking Price £629,995

W&W are delighted to offer for sale this well presented four bedroom detached family home. The property is located within a very popular road and provides four double bedrooms, lounge, dining room, study, modern kitchen/breakfast room, downstairs cloakroom, utility room, conservatory, family bathroom & en-suite shower room to the main bedroom. The property also boasts a rear enclosed garden, double 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.







Well presented four bedroom detached family home

Lounge with walk in bay window & centre piece fireplace

Dining room leading through to the large 'L' shaped conservatory

Oak wood flooring to lounge & dining room

Modern fitted country style kitchen/breakfast room with feature granite worktops

Integrated appliances include double oven, hob, dishwasher & fridge/freezer

Contemporary downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive tiling

Four additional generous double bedrooms each benefitting from built in wardrobes

Modern main bathroom comprising four piece white suite

Rear enclosed garden laid to lawn with display flower/shrubbery

Double garage & ample driveway parking

Walking distance to local amenities

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

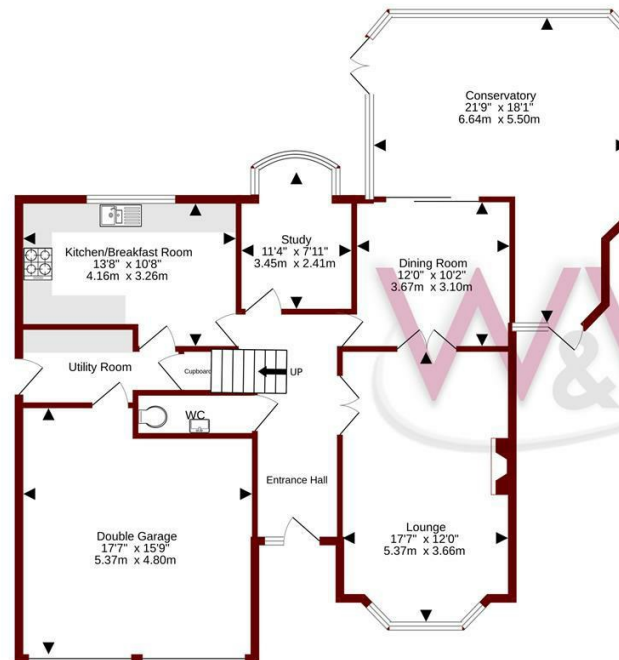
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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

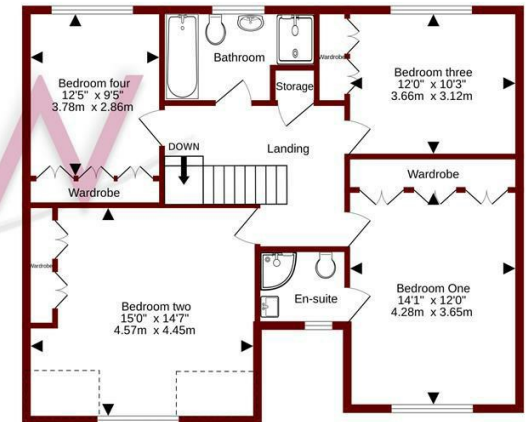
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
1283 sq.ft. (119.2 sq.m.) approx.



1st floor  
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - F - £2610 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

www.walkerwaterer.co.uk