



59 Abshot Road, Titchfield Common, PO14 4NB

Asking Price £460,000



Abshot Road |
Titchfield Common | PO14 4NB
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W&W are delighted to offer for sale for the first time to the market in 40 years this well presented four bedroom semi detached family home. Internally, the property boasts over 1300 sq.ft providing 22'1ft lounge, dining room, kitchen, conservatory, downstairs cloakroom, four bedrooms and main bathroom. Outside, the property sits on an enviable plot providing a rear garden, garage & block paved driveway providing parking for multiple vehicles.

Abshot Road is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station, The X4 bus runs along Abshot Road to Southampton, Fareham and Portsmouth. . The property is also an 12 minute walk away from the local ' Abshot Country Club' providing ample health and beauty facilities. St John's Primary School is located at the top of the road, as well as Locks Heath Infant and Junior Schools on Warsash Road.





Well presented four bedroom semi detached family home sitting on an enviable plot

First time to the market in 40 years

Entrance hall enjoying two built in storage cupboards

22'1ft Dual aspect lounge

Dual aspect kitchen with a range of storage units, space for appliances, serving hatch & door opening into the conservatory

Dining room with double doors opening into the conservatory

15'5ft Conservatory with doors opening out to the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Three additional bedrooms with two also benefitting from built in storage

Main bathroom comprising three piece suite

Landscaped rear garden with majority laid to lawn with display flower/shrubbery, paved patio area perfect for alfresco dining & feature freshwater pond

Detached garage & shed with lighting

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Worcester combination boiler

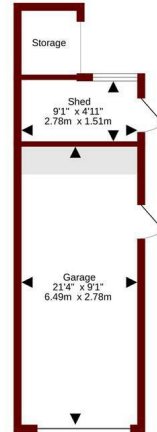
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

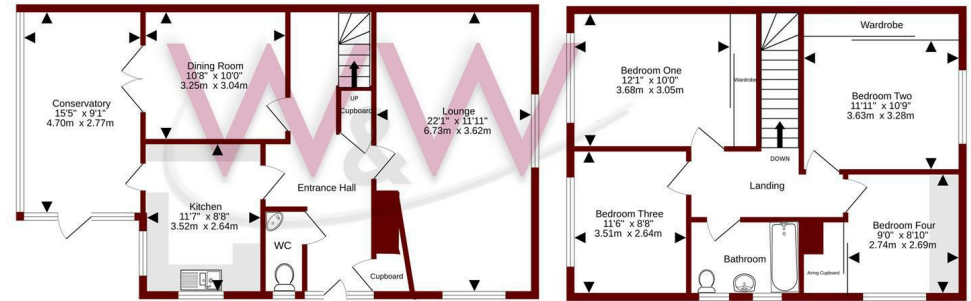
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Garage
203 sq.ft. (18.7 sq.m.) approx.



Ground floor
748 sq.ft. (69.2 sq.m.) approx.



1st floor
617 sq.ft. (57.2 sq.m.) approx.

TOTAL FLOOR AREA : 1625 sq.ft. (150.9 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 - D

Tenure - Freehold

Current EPC Rating -C

Potential EPC Rating - B

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