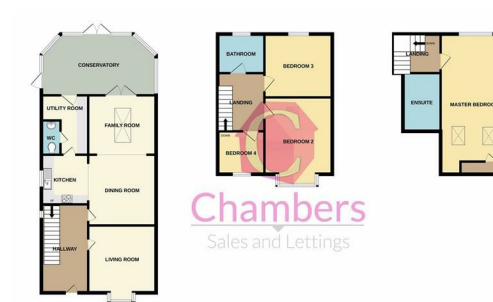




Chambers
Sales and Lettings

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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Directions

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<https://www.chambersstateagency.com/>



**4 Bed
House - Semi-Detached
located in Titchfield**



**84 West Street
Titchfield
Fareham
PO14 4DF**

Guide Price £485,000
Freehold



We are pleased to offer to the market this deceptively spacious extended four bedroom semi detached property set out over three floors offering approximately 135sq meters of accommodation. Situated in the ever popular village of Titchfield Village makes this a great family home with all the amenities just minutes away. The accommodation comprises of hallway, sitting room, kitchen/diner, family room, utility room and cloakroom, master bedroom to the top floor with distant SEA VIEWS, three further bedrooms and a refitted family bathroom. Outside the front driveway boasts plenty of parking as well as a detached double garage, the rear garden is a generous size and offers a favourable South facing aspect. This property lends itself to an extension (STPP) and is set in highly desirable area. To arrange a viewing please call Chambers on 01329 665700.

Entrance Hallway

14'8" x 11'11"

Accessed via a UPVC double glazed front door, stairs to first floor landing, window to side elevation, radiator, wood flooring, doors to lounge and kitchen/diner.

Sitting Room

14'8" inc bay x 11'11"

Double glazed bay window to front elevation, feature fireplace, wood flooring, radiator.

Kitchen/Breakfast Room

18'11" x 12'0"

Double glazed window to side elevation, range of wall and base cupboard/drawer units incorporating breakfast bar, inset stainless steel sink unit, space for range cooker, chimney hood over, space for American fridge freezer, space for table and chairs, feature fireplace, ceramic tiled floor, open access and step down to family room, door to utility room.

Family Room/Snug

10'5" x 9'3"

Velux window to roof, wood flooring, UPVC french doors to conservatory, two wall lights, wood flooring, radiator.

Conservatory

17'9" x 9'8"

Constructed of UPVC double glazed elevations upon a dwarf brick wall under a Victorian style roof, French doors to rear garden, ceramic tiled floor, door to side, radiator.

Utility Room

9'3" x 7'9"

UPVC double glazed door to conservatory, space for washing machine, access to:

Downstairs Cloakroom

Double glazed window to side elevation, wall mounted boiler, low level WC, inset vanity sink unit, ceramic tiled floor.

First Floor Landing

Double glazed window to side elevation, doors to bedroom two, three and four, staircase to second floor landing.

Bedroom Two

14'3" inc bay x 11'9"

Double glazed bay window to front elevation, wood flooring, radiator.

Bedroom Three

12'0" x 10'9"

Double glazed window to rear elevation, wood flooring, radiator.

Bedroom Four

7'10" x 6'7"

Double glazed window to front elevation, wood flooring, radiator.

Refitted Family Bathroom

Refitted with a four piece suite comprising of panel bath with mixer tap and shower attachment over, separate shower cubicle, concealed WC, inset vanity sink unit, ceramic tiled floor. heated towel rail.

Second Floor

Velux window, door to:

Master Bedroom

16'9" x 8'2"

Two velux window to front elevation, further window to rear offering distant SEA VIEWS, eaves storage cupboard, wood flooring, radiator, door to:

Ensuite

Velux window, fully tiled shower cubicle, WC, wall mounted wash hand basin, chrome heated towel rail, wood flooring, extractor fan.

Rear Garden

A good size garden, mainly laid to lawn, further area laid to patio, fully fence enclosed, outside tap, garden shed, side pedestrian access gate. This garden offers a favourable South facing aspect and offers a good degree of privacy and seclusion.

Driveway

Ample driveway laid to shingle, bordered by sleepers, access to double garage.

West Street

Standard construction, heating source - Gas central heating.

Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

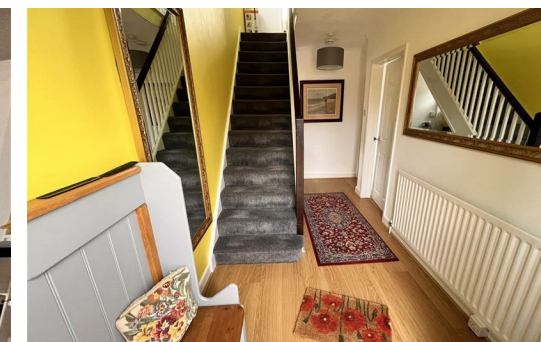
The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch>

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Detached Double Garage

With ip and over door, power and light rear window, door to garden.



Energy Efficiency Rating

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

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