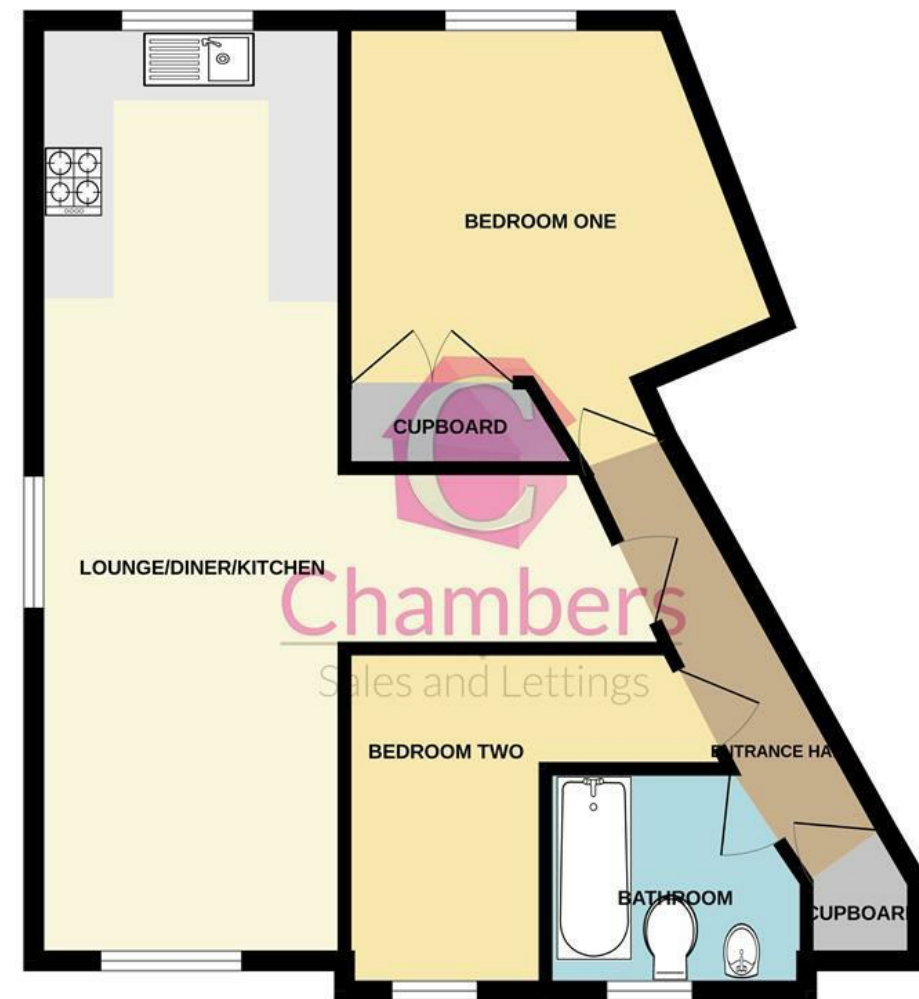


GROUND FLOOR



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.
Made with Metropix 6/2025



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Stubbington

9 Elsanta Crescent
Titchfield
Common
Fareham
PO14 4FS

£190,000
Leasehold



We are pleased to offer for sale this top floor IMMACULATE two bedroom flat. The accommodation comprises of an entrance hallway, open plan lounge/kitchen diner, white bathroom suite, master bedroom with built in wardrobe and a second bedroom A particular feature of this flat is the windows overlooking the woodland in the distance making it very light and airy throughout. Outside the property has commnual gardens and allocated parking situated at the rear. This property is ideal for first time buyers, invstors or those thinking of downsizing. The property also has a short chain ahead. Please call us to avoid missing out on this exeptional property.

Entrance Hallway

Access to storage cupboard, Intercom security system, radiator.

Lounge/Diner/Kitchen

26'9" x 9'0"

Double glazed windows to front and rear elevations, fitted kitchen with built in apliance including a four burner gas hob with cooker hood over and oven under, one and half bowl sink unit, concealed boiler, space for fridge freezer, space for washing machine, space for dishwasher, area for dining table and chairs, radaiator, access to loft via void.

Master Bedroom

10'4" min x 9'7" min

Double glazed window to front elevation, double fitted wardrobe, radiator.

Bedroom Two

8'11" min x 7'1"min

Double glazed window to rear elevation, radiator.

Family Bathroom

7'1" x 7'1"

Fitted with a white suite comprising of panel bath with seperate shower over, pedestal wash hand basin, low level WC, radiator.

Parking

One allocated parking space plus visitors bays.

Leasehold Information

110 years remaining, £820.00 per annum service charge, £150 per annum ground rent.

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.

Elsanta Crescent

Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax A. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues within the last 5 years and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

