



SHARED OWNERSHIP
£61,250
23 The Florins
Titchfield Common, PO14 4SZ

PROPERTY SUMMARY

FULL PRICE £245,000. This beautiful two-bedroom first-floor apartment is offered for sale and is ideally situated in the sought-after location of Titchfield Common, with the picturesque Hook and Chilling woodland walks just moments away. The property welcomes you with a spacious entrance hallway featuring a useful built-in storage cupboard. There are two generous double bedrooms, with the master bedroom benefiting from a built-in wardrobe and a dual-aspect outlook, creating a bright and airy feel. The impressive dual-aspect open-plan living space is flooded with natural light and features a Juliet balcony, creating a bright and welcoming environment. The contemporary kitchen is well equipped with an integrated fridge/freezer, built-in oven and hob. Completing the accommodation is a stylish, modern bathroom, which also benefits from a window, providing natural light and ventilation. Further benefits include gas central heating, a secure telephone entry intercom system, and two allocated parking spaces. This immaculate apartment must be viewed to fully appreciate everything it has to offer. Please contact us today to arrange your viewing.





HALLWAY 11' 11" x 7' 0" (3.63m x 2.13m)

LOUNGE/DINER/KITCHEN 19' 03" x 13' 08" (5.87m x 4.17m)

BEDROOM 1 12' 04" x 10' 09" (3.76m x 3.28m)

BEDROOM 2 12' 04" x 8' 02" (3.76m x 2.49m)

BATHROOM 7' x 7' (2.13m x 2.13m)

TWO ALLOCATED PARKING SPACES

AGENTS NOTES

Full Market Value: £245,000

Share value: £61,250 based on a 25% share.

Estimated monthly rent: £446.99 - includes ground rent

Lease Length: 988 years remaining

Service Charge: £88.92

Housing Association: Vivid

Household income needs to be £80,000 or under.

FIRST 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.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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