



 **Addison**
ESTATE AGENTS
FOR SALE
01489 668 999
addisonestateagents.co.uk

 **Addison**
ESTATE AGENTS



16 Talland Road, Fareham, Hampshire, PO14 4NJ

£350,000 Freehold

This beautifully modernised three-bedroom semi-detached home is situated in a popular and well-regarded position on Talland Road, Titchfield Common, and offers stylish, turnkey accommodation finished to an exceptional contemporary standard throughout.

The property has been thoughtfully extended to the front to create an attractive and practical porch, enhancing both kerb appeal and everyday functionality. A combination of gravel and hardstanding provides off-road parking for multiple vehicles, while a secure side storage area offers garage-equivalent storage without vehicular access.

Internally, the home is presented in excellent order. A welcoming front-facing lounge provides a comfortable and well-proportioned living space, featuring striking oak and glass double doors that open into the heart of the home.

The kitchen/dining room has been opened up to create a superb sociable space, ideal for modern family living and entertaining. The contemporary navy kitchen is complemented by white marble-effect work surfaces and a breakfast bar, combining style with practicality. To the rear, a conservatory adds further flexibility and links seamlessly to the garden.

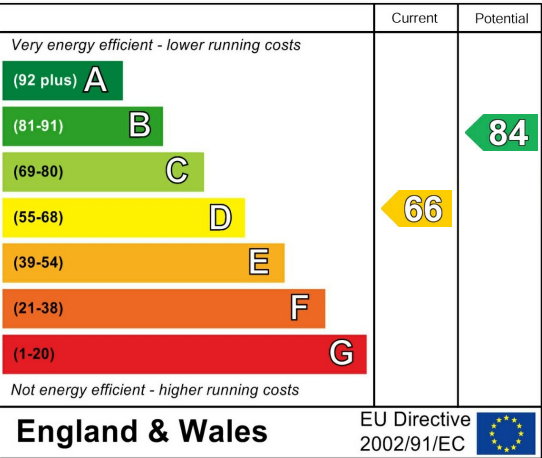
Also on the ground floor is a newly installed cloakroom, finished with stylish brass-tone fittings, tiled flooring and an elegant panelled half-wall.

Upstairs, there are three spacious bedrooms, with the third currently utilised as a home office, alongside a refitted modern shower room completed to a high standard.

The rear garden has been attractively landscaped with raised flower beds and a generous decking area complete with a pergola, creating an excellent sun-trap and an ideal space for outdoor entertaining.

The property has been comprehensively upgraded throughout, including a new heating system, replastering, redecoration and new flooring, ensuring a home that is ready to move straight into and enjoy.

Energy Efficiency Rating



Further Information

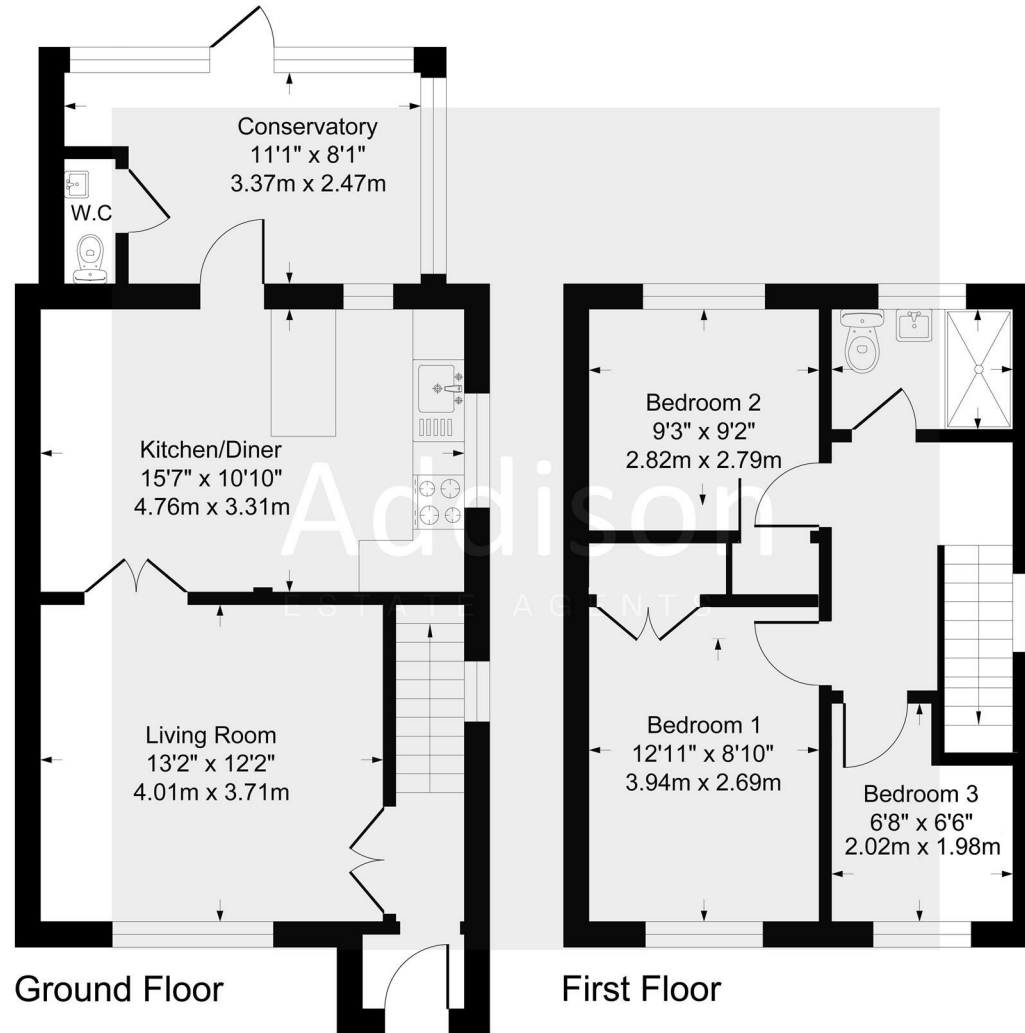
Local Council:
Fareham Borough Council

Council Tax Band: C

Amount Payable for 2025/2026:
£1924.04



Approximate Gross Internal Area
879 sq ft - 82 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- Beautifully modernised three-bedroom semi-detached home in a popular Talland Road position, Titchfield Common
- Extended frontage creating an attractive and practical porch, enhancing kerb appeal
- Off-road parking for multiple vehicles via a combination of gravel and hardstanding
 - Secure side storage offering garage-equivalent space without vehicular access
- Stylish front-facing lounge with oak and glass double doors
- Open-plan kitchen/dining room ideal for modern living and entertaining
 - Contemporary navy kitchen with marble-effect work surfaces and breakfast bar
 - Conservatory to the rear providing additional living space and garden access
- Landscaped rear garden with raised beds, large decking area and pergola
- Fully upgraded throughout including new heating system, plastering, flooring and redecoration



Addison
 ESTATE AGENTS



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk