



**£425,000**  
**63 Titchfield Road**  
Stubbington, PO14 2JF

## PROPERTY SUMMARY

We are delighted to bring to the market this fully detached two bedroom bungalow, just a stones' throw from Stubbington Village on the ever popular Titchfield Road. Situated on a very large plot, the property offers heaps of potential to further extend and expand subject to planning permission. As you enter the bungalow through the spacious porch into the entrance hallway, you will find two well-proportioned bedrooms with fitted storage in the master, a refitted shower room, a dual aspect lounge over-looking the rear garden, a large kitchen/breakfast room with access to the utility space and a conservatory. The extensive rear garden is mainly laid to lawn, bordered by mature shrubbery and the frontage boasts a generous driveway and access to the single garage. Offered with no forward chain and with gas central heating throughout, this bungalow is not to be missed, so call us now in our Stubbington Branch today!

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## PORCH

## HALLWAY

**LOUNGE** 17' 9" x 12' 2" (5.41m x 3.71m)

**KITCHEN** 13' 6" x 10' 8" (4.11m x 3.25m)

**UTILITY ROOM** 6' x 3' 8" (1.83m x 1.12m)

**CONSERVATORY** 11' 10" x 10' 8" (3.61m x 3.25m)

**BEDROOM ONE** 12' 10" x 11' 11" (3.91m x 3.63m)

**BEDROOM TWO** 7' 5" x 7' 5" (2.26m x 2.26m)

**SHOWER ROOM** 6' 7" x 5' 6" (2.01m x 1.68m)

## OUTSIDE

**GARAGE** 15' 4" x 7' 8" (4.67m x 2.34m)

## REAR GARDEN

## DRIVEWAY





**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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.