



113 Bedford Drive, Titchfield Common, PO14 4FH

Asking Price £215,000



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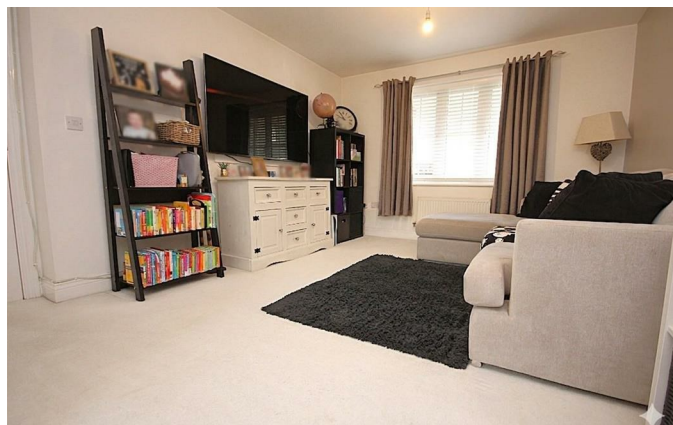
W&W are delighted to offer for sale this well presented two bedroom ground floor maisonette. The property boasts two bedrooms, lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. The property also benefits from communal gardens & allocated parking.

Bedford Drive is situated in the ever popular location of Titchfield Common the local shops and amenities of Titchfield & Locks Heath are both less than 2 miles away, while the local pub is just a short stroll. Transport links are easily accessible including A27 & M27.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented two double bedroom ground floor maisonette

Welcoming entrance hall enjoying attractive wood effect laminate flooring & large built in storage cupboard

Lounge/dining room with window to the front

Kitchen boasting built in oven/hob with space/plumbing for additional appliances

Main bedroom benefitting from built in wardrobe, window overlooking the communal gardens & en-suite

Modern en-suite shower room comprising of three piece white suite with feature double shower cubicle tray

Guest bedroom

Main bathroom comprising three piece suite

Communal gardens laid to lawn

Allocated parking for two vehicles

125 years from 2011, 109 Years remaining on the lease

Service charge approx. £1,044.96 PA

Ground rent charge approx. £500 PA

Reviewed every 10 years increasing by £250

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

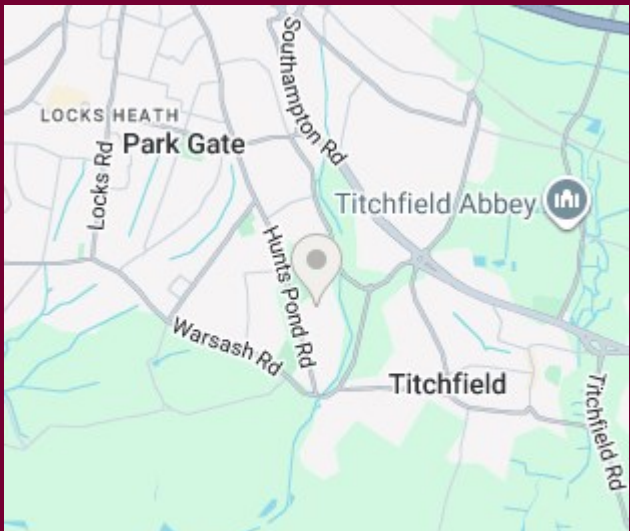
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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Energy Efficiency 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	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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