



Flat 9 Village Gate 1, Southampton Hill, Titchfield, PO14 4BJ

Asking Price £159,995



1, Southampton Hill |

Titchfield | PO14 4BJ

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W&W are delighted to offer for sale this well presented one/two bedroom ground floor apartment in an exclusive retirement development offered with no forward chain. The property enjoys one bedroom, lounge/diner, dining room/bedroom two & shower room. Outside, the property benefits from communal gardens & allocated parking.

Village Gate is an exclusive retirement development situated in the sought after Titchfield village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A/M27.





One/two bedroom ground floor apartment in an exclusive retirement development

No chain ahead

Entrance hall enjoying two built in storage cupboards

19'2ft Lounge/diner with centrepiece fireplace

Kitchen with space for appliances

Dining room/bedroom two with window to the front

Main bedroom benefitting from twin built in double wardrobes

Modern shower room comprising three piece white suite with feature large shower cubicle tray

Communal gardens to the rear

Service charge approx. £206.69 monthly with this to increase to £211.78 in 2026 (presumed end of financial year)

Ground rent charge approx. £100 PA (awaiting further confirmation on this)

90 Years remaining on the lease

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric storage heating

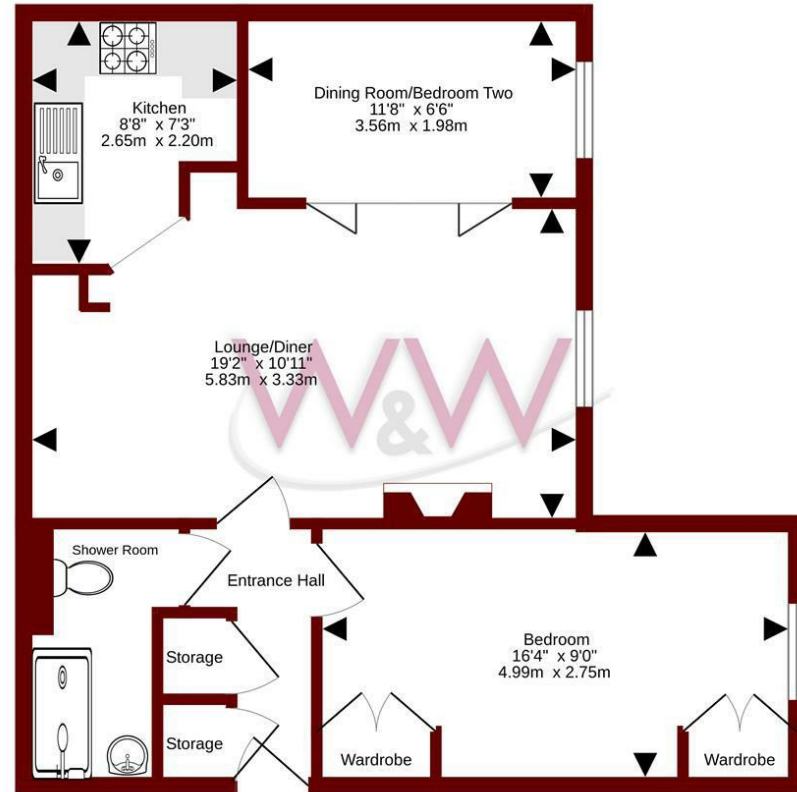
Broadband - There is no broadband currently connected to the property

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  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		78	81
(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 - D

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

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