

£375,000

63 Bellfield

Titchfield, PO14 4HZ

PROPERTY SUMMARY

Offered with no forward chain and situated within a quiet cul-de-sac in the sought-after location of Titchfield, this three-bedroom semi-detached home occupies a fantastic-sized plot and offers an exciting opportunity for buyers looking to create a home of their own. Within walking distance of Titchfield Village and its amenities, the property is also ideally positioned for well-regarded local schools, convenient transport links and the coastline at Meon Shore.

Approaching the property, a generous, gated driveway provides ample off-road parking for multiple vehicles and leads to a fantastic-sized garage. Internally, an entrance porch opens into the welcoming hallway, with access to a generously proportioned ground-floor bathroom. The lounge provides a comfortable main reception room, and leads into a good-sized kitchen/breakfast room. To the rear, a conservatory creates valuable additional living space and would work particularly well as a dining or entertaining area overlooking the garden. Upstairs, the property offers three well-proportioned bedrooms, all providing excellent space, together with a separate WC for added convenience.

Outside is where this home offers particularly exciting potential. The generous rear garden provides plenty of space to enjoy, while to the rear of the garage is an additional study/outbuilding benefitting from running water, electricity and an already plumbed in WC. This space offers fantastic scope for a home office, studio or potential annexe accommodation, subject to the relevant permissions. Additional benefits include a recently installed boiler in 2025.

The property itself would benefit from modernisation and updating, presenting a superb opportunity for the next owner to put their own stamp on the home and make the most of its generous accommodation, substantial plot and potential. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

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PORCH 4' 06" x 4' 02" (1.37m x 1.27m)

ENTRANCE HALL

LOUNGE 14' 02" x 12' 04" (4.32m x 3.76m)

KITCHEN/BREAKFAST ROOM 14' 06" x 8' 06" (4.42m x 2.59m)

BATHROOM 8' 02" x 5' 02" (2.49m x 1.57m)

CONSERVATORY 14' 11" x 10' 09" (4.55m x 3.28m)

UPSTAIRS

WC 5' 07" x 2' 04" (1.7m x 0.71m)

BEDROOM 1 13' 10" x 8' 10" (4.22m x 2.69m)

BEDROOM 2 12' 05" x 9' 05" (3.78m x 2.87m)

BEDROOM 3 9' 00" x 7' 05" (2.74m x 2.26m)

OUTSIDE

DRIVEWAY

GARAGE 17' 3" x 10' 11" (5.26m x 3.33m)

REAR GARDEN

STUDY 8' 2" x 5' 11" (2.49m x 1.8m)

STUDY WC 5' 00" x 2' 11" (1.52m x 0.89m)

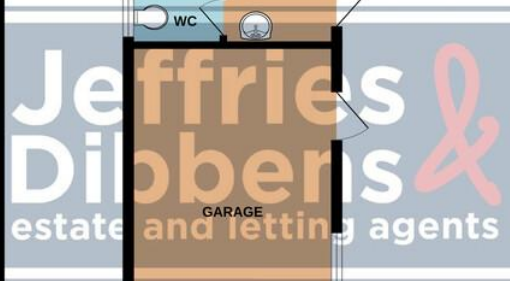
STORE 5' 03" x 5' 00" (1.6m x 1.52m)

**** This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ** ** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

GROUND FLOOR



1ST 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
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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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