



28 Lovage Road, Whiteley, PO15 7LD

Offers In Excess Of £345,000



Lovage Road |  
Whiteley | PO15 7LD  
Offers In Excess Of £345,000

W&W are pleased to offer for sale this well presented three bedroom town house offered with no chain ahead. The property enjoys three bedrooms, kitchen, lounge, conservatory, family room, two cloakrooms, main bathroom and en-suite shower room. The property also benefits from a rear garden, remainder of garage and driveway parking.

Lovage Road is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary schools (Whiteley Primary School and Cornerstone). Also easily accessed is Swanwick train station, the A27 and M27.





Well presented three bedroom townhouse

No chain ahead

Entrance hall with engineered wood flooring flowing into kitchen and conservatory

Kitchen/breakfast room enjoying built in electric oven, gas hob and space for additional appliances

Conservatory with double doors opening out to the rear garden

Partially converted garage into a family room with built in wardrobes

Cloakroom to the ground floor and first floor

Lounge with twin windows to the front

Guest bedroom to the first floor with built in wardrobes and twin windows

Main bedroom benefiting from built in wardrobes and en-suite shower room

Top floor landing enjoying built in storage cupboard

Additional bedroom to the top floor

Main bathroom comprising three piece white suite

Low maintenance rear garden enjoying Indian sandstone paved patio area, shingled area and shrubbery

Remainder of garage and driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

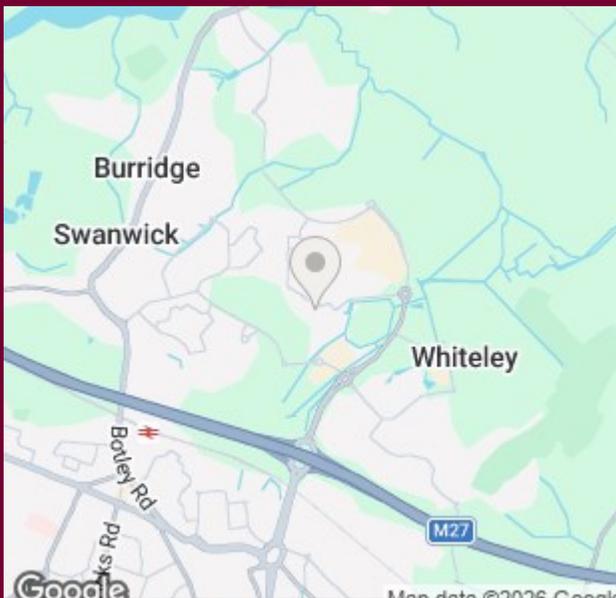
Sewerage - Mains

Heating - Gas central heating

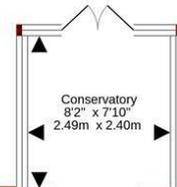
Broadband - There is broadband connected to the property

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

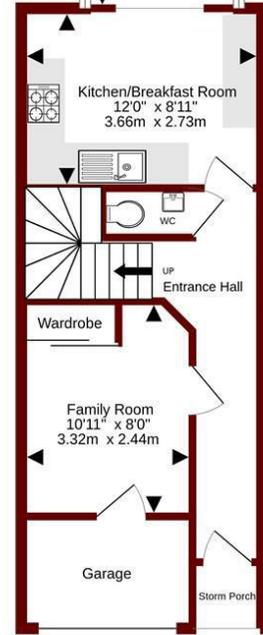
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



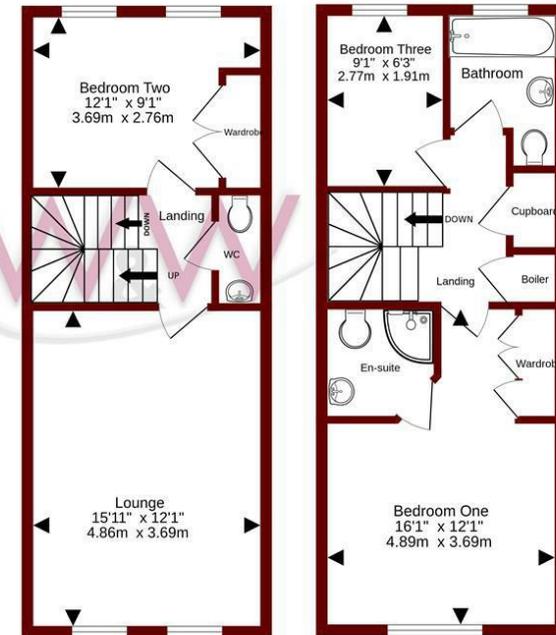
Ground floor  
449 sq.ft. (41.7 sq.m.) approx.



1st floor  
381 sq.ft. (35.4 sq.m.) approx.



2nd floor  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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	67	79
(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 - Freehold

Current EPC Rating - D

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk