



£415,000

Freehold

23 Pound Gate Drive, Titchfield Common Fareham, Hampshire PO14 4AT



Quick View

	3 Bedrooms		No Garage
	1 Living Room		1 Bathroom
	Detached Bungalow		EPC Rating D
	Driveway Parking		Council Tax Band D

Reasons to View

- Tucked away in a quiet residential turning, this bungalow offers a sense of calm with minimal passing traffic, while still being conveniently located to Locks Heath Shopping Village and local schools.
- The heart of the home is a bright and inviting open-plan kitchen/dining/living area, ideal for day-to-day living and perfect for entertaining.
- All three bedrooms provide comfortable accommodation, whether for family, guests, or a generous home office. There's flexibility here to tailor the layout to your lifestyle needs.
- A standout feature — the external office is ideal for remote working, hobby space, or a quiet retreat away from the main house. With natural light and privacy, it provides a genuine extra living zone.
- Parking will never be an issue, with driveway space for up to five vehicles, making this home ideal for households with multiple drivers or regular visitors.
- Having benefited from replacement windows and smart modern upgrades, this is a property that's ready to move straight into and enjoy, offering comfortable living from day one.

Description

You're just a short distance from Locks Heath Centre with its everyday amenities, coffee shops and Waitrose, and within easy reach of both Fareham and the M27 corridor for onward travel. The beautiful village of Warsash sits alongside the Hamble river. There you will find a variety of water sports and sailing. Along the waterfront you will find walks along the Hamble with family-friendly pubs serving a variety of foods. A short walk from the property, takes you to the local school and cricket grounds. Also close to a nature reserve. Step inside to the entrance hall, which leads through to the bright open-plan living area with bi-fold doors taking you out into the large garden. The kitchen and dining space is fitted with modern cabinetry, a freestanding rangemaster five-ring gas hob with an electric heating plate and a double oven with extractor over. The Vaillant gas fired combination boiler is integrated into the cabinetry. The large breakfast bar with further storage beneath takes care of your dining requirements. There is an integrated dishwasher and a full-height fridge/freezer to remain.

There are three bedrooms, each offering flexibility depending on your needs. Whether you require guest accommodation, a dressing room, or a cosy snug, the arrangement lends itself to a variety of lifestyles. The family shower room is well-appointed with a contemporary white suite that includes a walk-in shower with a drench head, pedestal wash hand basin and W.C. The property also benefits from replacement windows, ensuring enhanced warmth, efficiency, and a fresh modern style throughout.

Outside, the rear garden measures 60' in length and is neatly arranged and manageable, with a pleasant area to sit out and enjoy the warmer months. There is a high level wooden fence panel surround, outside tap and access either side. The outdoor office is a real bonus — insulated and powered, it provides the ideal environment for remote working, creative pursuits, or simply a private retreat and also has all utilities connected. There is an enclosed seating area and a wooden shed to remain. To the front, modern stoned parking provides parking for several vehicles, adding to the overall convenience of the home.

Other Information

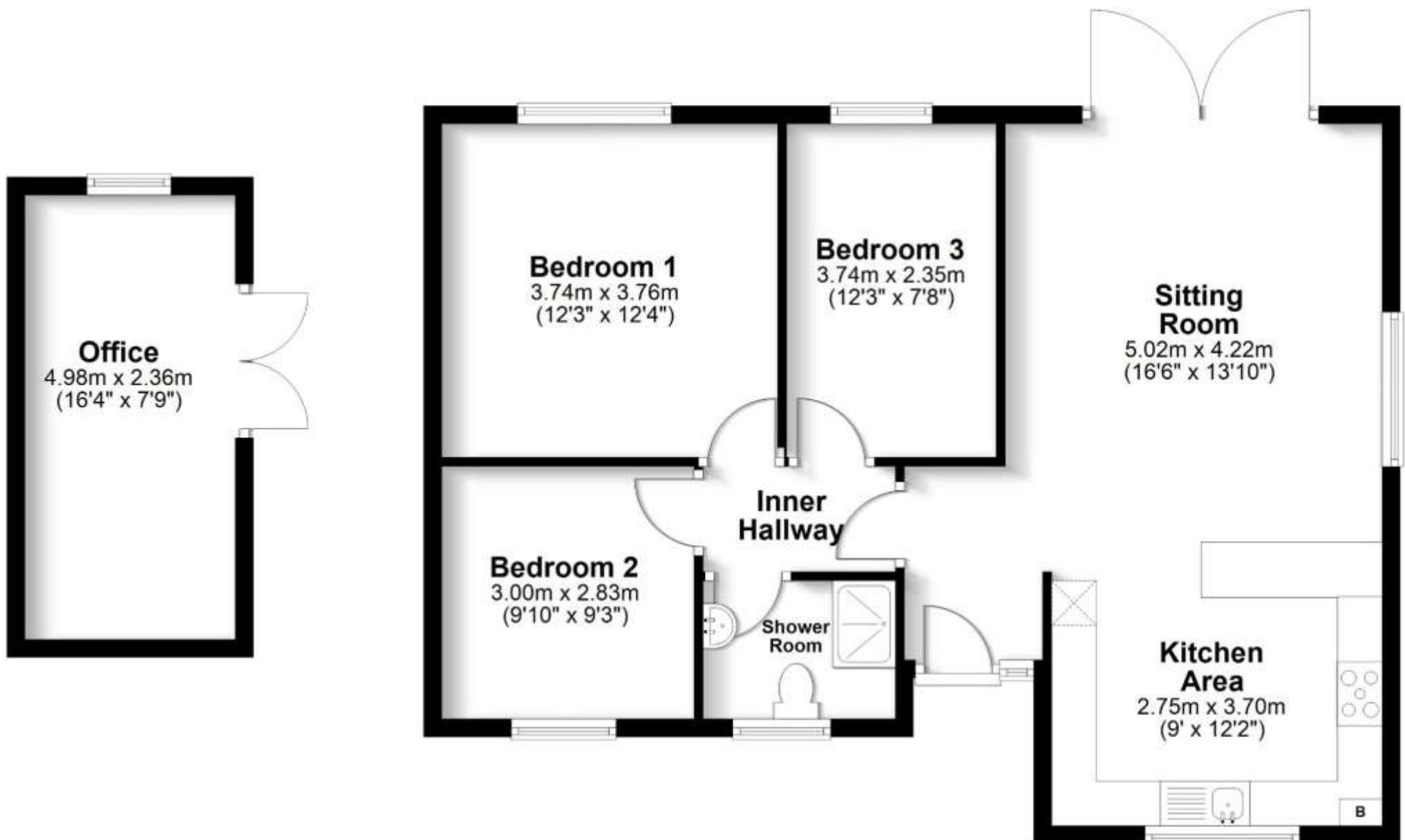
Planning Permission Proposal: Single Storey Side and Rear Extension to Bungalow. Decision Date: 19/02/2021 Status: Approved

Directions

<https://what3words.com/kiosk.bars.pods>

Ground Floor

Main area: approx. 74.0 sq. metres (796.1 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (126.4 sq. feet)



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