



155 Segensworth Road, Titchfield Park, PO15 5EH

Asking Price £335,000





Segensworth Road |  
Titchfield Park | PO15 5EH  
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W&W are pleased to offer for sale this four bedroom semi detached character home. The property boasts four bedrooms, snug, living room, conservatory, kitchen, utility room, downstairs cloakroom & main bathroom. The property sits on an enviable corner plot providing front, side & rear gardens.

Segensworth Road is situated with the amenities of Locks Heath & Whiteley Shopping Centres within easy reach, as well as those of Park Gate which are a 25 minute walk away. Excellent transport links including A27, M27 & Swanwick train station are close by.





Character four bedroom semi detached home

In need of modernisation

Sat on an enviable plot providing front, side & rear gardens

21'10ft Dual aspect living room with brick surround fireplace & double doors opening out into the conservatory

Kitchen with built in fridge/freezer & space for additional appliances

Additional reception room with built in storage cupboard & stairs to the first floor

Conservatory with double doors opening out to the garden & built in storage

Utility room providing additional storage, sink & space for further appliances

Downstairs cloakroom

Four bedrooms to the first floor with three being of a double size and one benefitting from built in storage

Main bathroom comprising three piece suite

Rear/side garden majority laid to lawn with brick outbuilding

In our opinion we feel that the garden offers a great degree of privacy with mature shrubbery

Front garden laid to shingle providing parking for vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

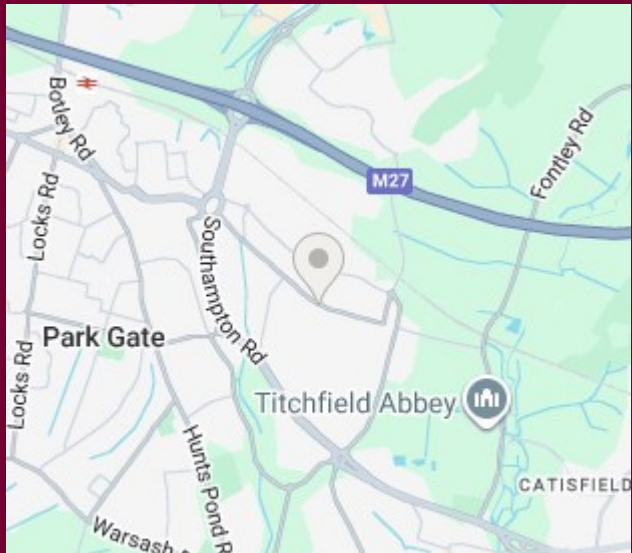
Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

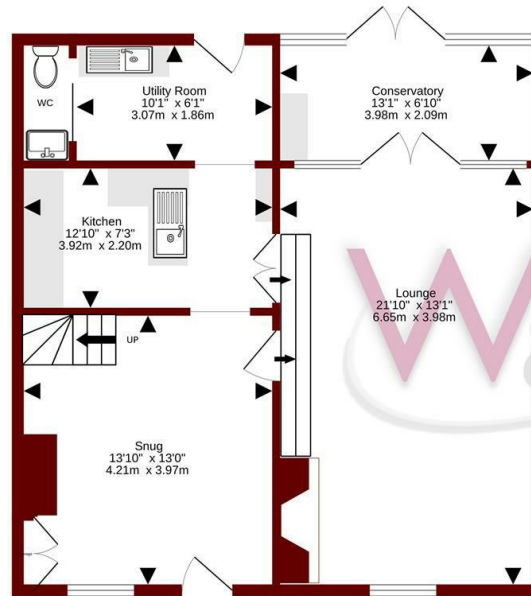
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

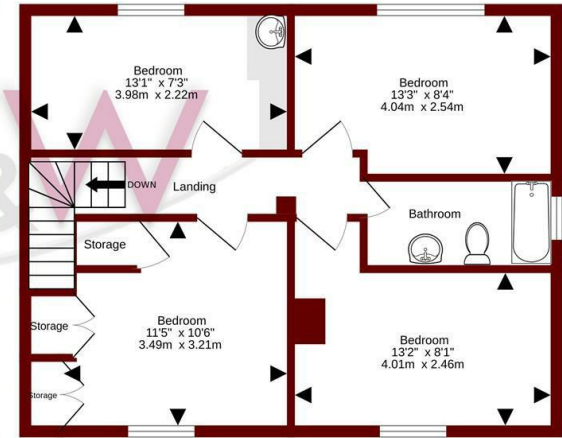




Ground Floor  
684 sq.ft. (63.6 sq.m.) approx.



1st Floor  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating -TBC

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