



Addison

ESTATE AGENTS



49 Lower Church Road, Fareham, PO14 4PW  
**£585,000 Freehold**

Positioned on a generous corner plot in a sought-after non-estate position in Titchfield Common, this impressive four-bedroom detached home offers superb space, privacy and flexibility, featuring a 24ft open-plan kitchen/dining room flowing into a vaulted sunroom, an 18ft sitting room with wood-burning stove, separate study and utility, plus a spacious driveway and double garage. The property also offers clear potential for extension or reconfiguration (subject to consents). Perfectly positioned for local amenities, well-regarded schools and excellent transport links, this is a standout family home in a highly desirable location.

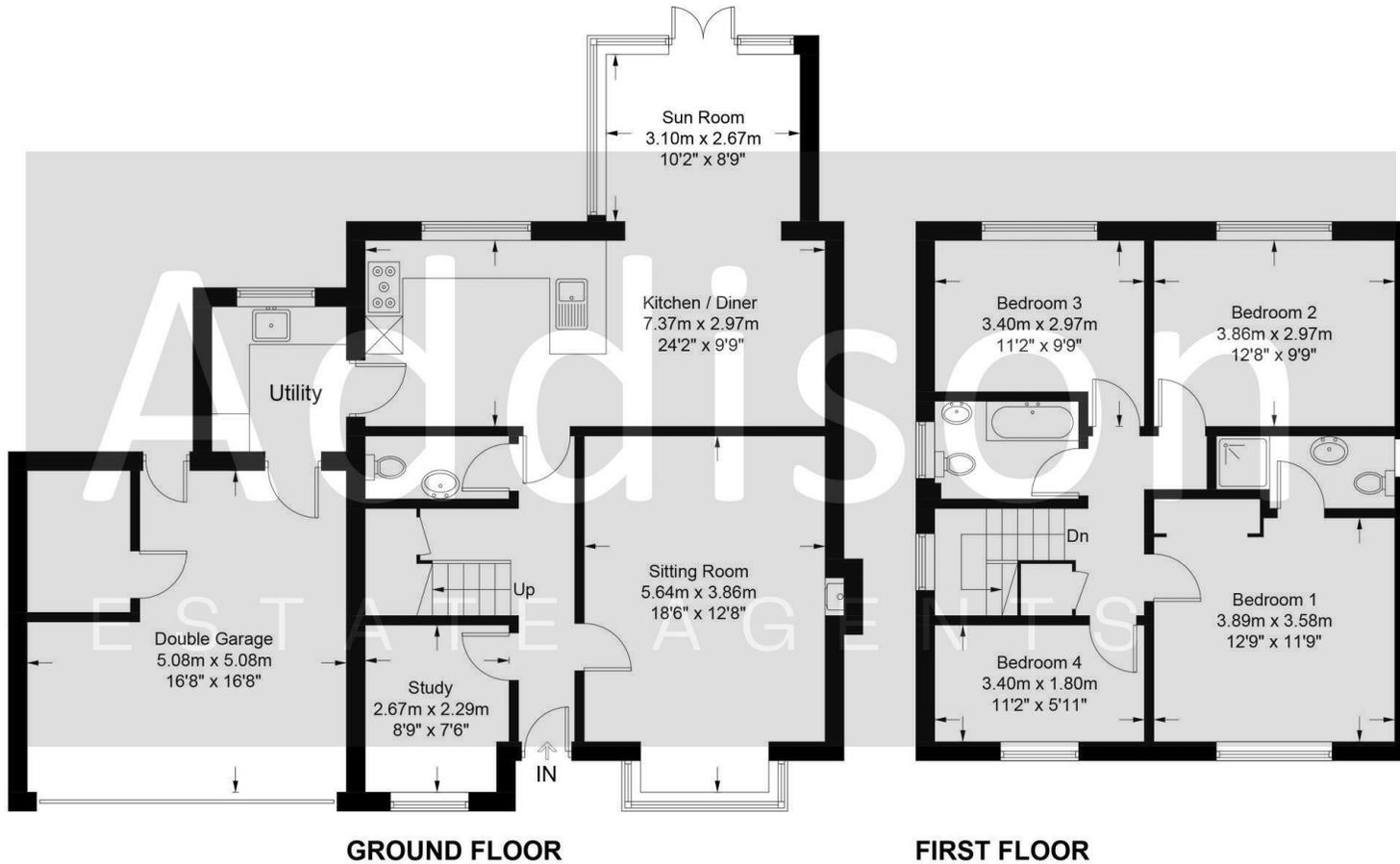
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Further Information

**Local Council:**  
**Council Tax Band:**  
**E**  
**Amount Payable for 2025/2026:**  
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**Estate Management Charge:**  
**TBC**



Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft  
(Including Double Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1172190)

- Generous corner plot in a sought-after non-estate position in Titchfield Common
- Potential to extend – sellers have produced indicative plans, but no planning permission has been sought
- Four well-proportioned bedrooms, including a principal suite with en suite and built-in wardrobes
- Striking 24ft open-plan kitchen/dining area with breakfast bar, flowing into a vaulted sunroom
- 18ft sitting room centred around a charming wood-burning stove for cosy evenings
- Dedicated study providing flexibility for home working or quiet retreat
- Large block-paved driveway with ample parking and access to a double garage
- Spacious, secluded rear garden with lawn, mature trees, patio, and high privacy
- Close to well-regarded schools including St John the Baptist Primary and Brookfield Community School
- Excellent transport links via Junction 9 of the M27, with easy access to Southampton and Portsmouth



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