



116a Segensworth Road, Titchfield Park, PO15 5EQ

Asking Price £435,000



Segensworth Road |
Titchfield Park | PO15 5EQ
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W&W are delighted to offer for sale this extremely well presented '2017' built semi detached house ideally located up a private driveway made up of only three houses. The property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden, driveway & allocated parking.

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.





Extremely well presented '2017' built three bedroom semi detached house

Built by Messrs Knightsgate to a particularly high specification

Situated at the top of a private driveway made up of only three houses

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge enjoying centrepiece fireplace with inset electric fire

19'8ft Open plan kitchen/dining room enjoying bi-folding doors opening out onto the rear garden & built in storage cupboard

Modern kitchen enjoying high gloss cabinets & attractive wood effect worktops

Integrated appliances include double oven, gas hob, fridge/freezer, dishwasher, washing machine & wine cooler

Downstairs cloakroom comprising two piece contemporary suite & attractive wall/floor tiling

Underfloor heating to the ground floor

Main bedroom benefitting from twin built in wardrobes & modern en-suite shower room

Galleried landing with built in storage cupboard

Two additional double bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Rear landscaped garden majority laid to lawn with paved patio, decked sun terrace & display flower/shrubbery

The property benefits from two allocated parking spaces-one conveniently located directly outside the front of the property, and another within the private driveway

AGENTS NOTE - The property has "Build Zone" insurance which is valid for 10 years from build completion, expires in May 2027

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

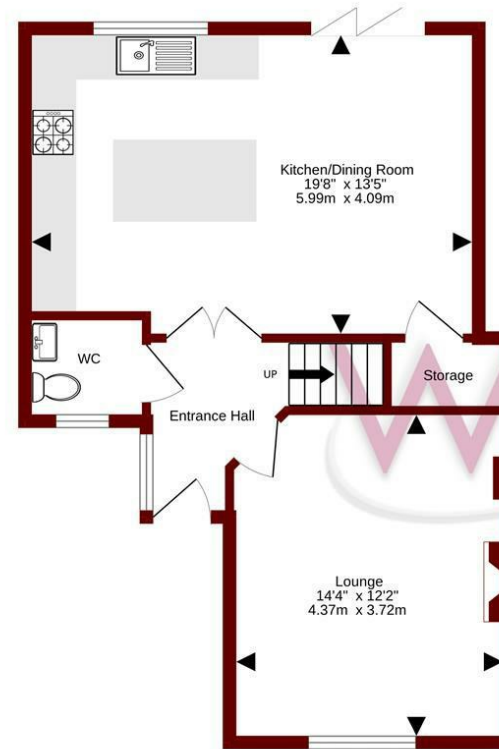
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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

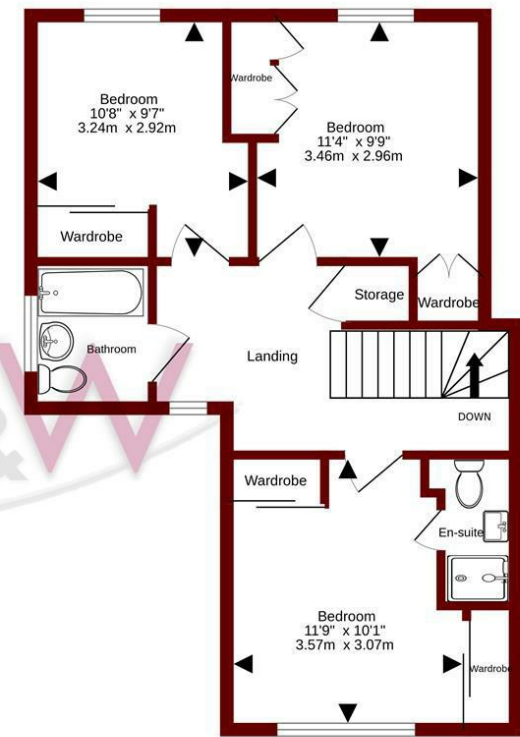
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
520 sq.ft. (48.3 sq.m.) approx.



1st Floor
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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