



5 Lynn Crescent, Titchfield Common, Fareham, PO14 4FP

Asking Price £200,000



Lynn Crescent | Titchfield Common

Fareham | PO14 4FP

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W&W are pleased to offer for sale this two bedroom first floor apartment offered with no chain ahead. The property boasts two bedrooms, 20'ft lounge/dining room, kitchen & modern shower room. Outside the property benefits from communal gardens and allocated parking.

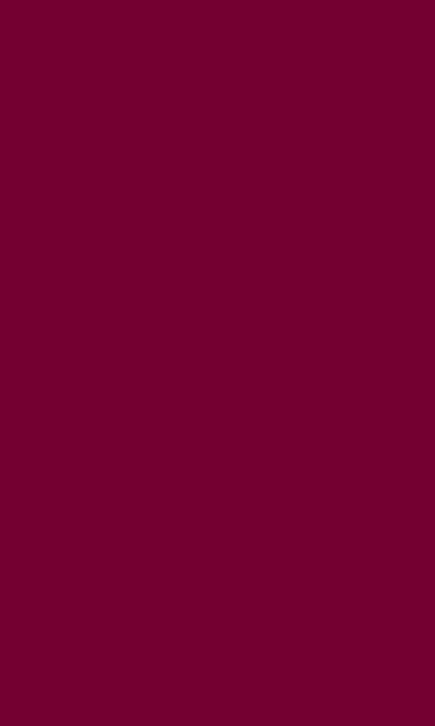
Lynn Crescent is situated in the ever popular location of Titchfield Common the local shops and amenities of Titchfield & Locks Heath are both less than 2 miles away, while the local pub is just a short stroll. Transport links are easily accessible including A27 & M27.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Two double bedroom first floor apartment

No forward chain

20ft Lounge/dining room with bay window

Kitchen enjoying integrated oven, hob & fridge/freezer with space for additional appliances

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in wardrobes

Modern re-fitted shower room comprising three piece white suite & attractive wall tiling

Made to measure blinds to remain in the kitchen & bedroom two

Communal gardens, bin store & bike store

Allocated parking

108 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

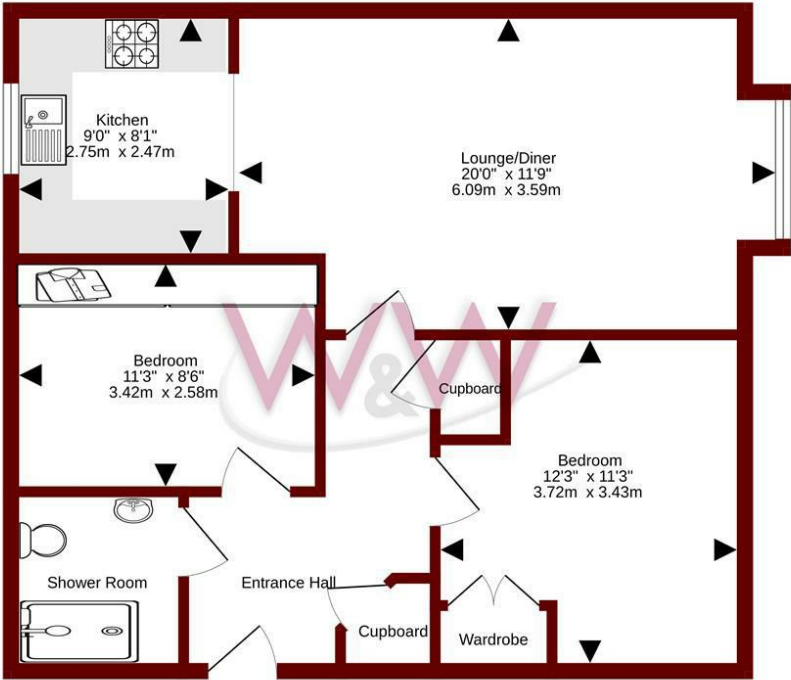
Please check here for potential broadband speeds -
<https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>





Ground Floor
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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		
(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 - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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