



25 Titchfield Grange, Titchfield Park, Fareham, PO15 5AR

Asking Price £159,995



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Fareham | PO15 5AR
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**** BRAND NEW KITCHEN, EN-SUITE, CARPETS & FLOORING ****
W&W are delighted to offer for sale this 2026 re-decorated one double bedroom ground floor maisonette. The property enjoys one bedroom, lounge/dining room, kitchen, cloakroom & en-suite bathroom. The property also benefits from a large communal garden & allocated parking.

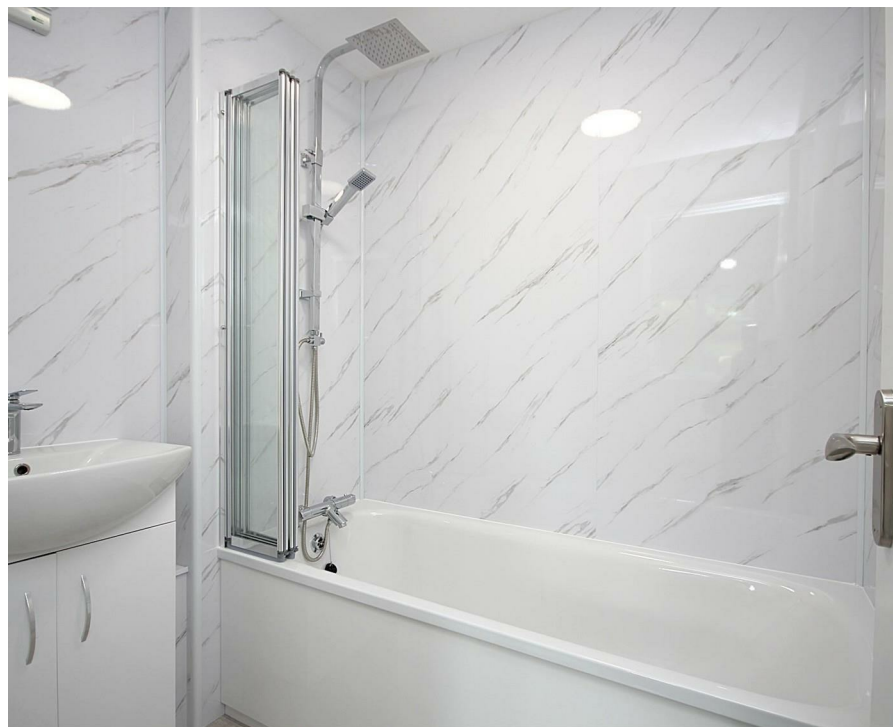
Titchfield Grange is a quiet cul de sac between Fareham & Park Gate with easy access to the excellent transport links including the A27, M27 & bus routes. Whiteley Shopping Centre is just over 2 miles away providing a variety of shops, eateries and amenities.



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.





Fully refurbished one double bedroom ground floor maisonette

No chain ahead

2026 re-decorated throughout & replacement flooring throughout

Lounge/dining room with walk in bay window with newly installed electric Wi-Fi ceramic heater

2026 Modern re-fitted kitchen boasting built in induction hob, multifunctional oven & space for additional appliances

Main bedroom with en-suite

Modern 2026 re-fitted en-suite comprising two piece white suite with attractive aqua panelling to the walls

Separate cloakroom comprising two piece suite

Allocated parking space

Communal gardens, bin store & bike store

104 Years remaining left on the lease

Ground rent charge approx. £150 PA and the seller informs us that this doubles every 25 years with the next increase due in 2030

Service charge approx. £1,201.36 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

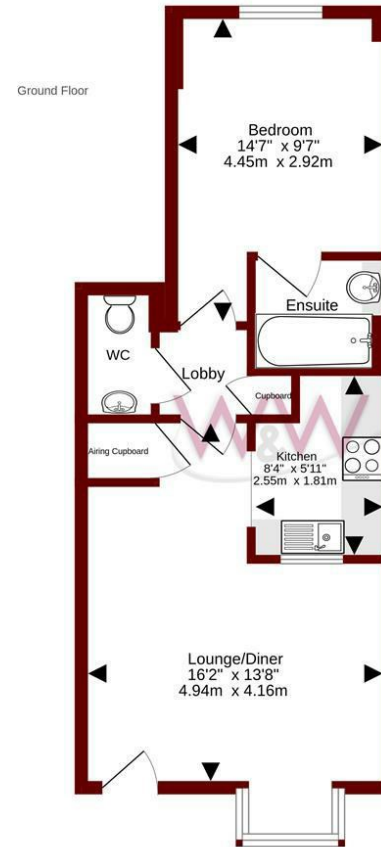
Sewerage - Mains

Heating - Electric heating

Broadband - There is no broadband currently 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/>



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			<div style="text-align: center;"> 81 65 </div>
(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 - D

Potential EPC Rating - C

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