



Addison
ESTATE AGENTS



12A Southway, Titchfield, Fareham, Hampshire, PO15 5EF

£450,000 Freehold

This beautifully presented family home offers impressive space and modern living, standing out as larger than many comparable properties at this price point, making it an excellent opportunity for buyers seeking both space and value.


Finished in tasteful décor throughout, the home has been thoughtfully designed to suit modern lifestyles. At the heart of the property is a stunning dual-aspect kitchen/diner, complete with integrated appliances, generous worktop space and a breakfast bar. The dual aspect allows for plenty of natural light, while direct access to the garden makes it ideal for both everyday living and entertaining.

The spacious sitting room is a fantastic place to relax, enhanced by a stylish feature media wall and French doors opening onto the rear garden. An additional reception room provides flexibility as a dining room, playroom or second lounge.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en suite, a guest bedroom with second en-suite, alongside a contemporary family bathroom.

Outside, the home continues to impress with a generous rear garden designed for low-maintenance living, featuring artificial grass, a decking area and patio terrace – perfect for relaxing or hosting. A substantial outdoor studio adds further versatility, ideal as a home office, gym or creative workspace.

To the front, a large driveway provides off-road parking for 4–5 vehicles, adding further practicality to this already well-rounded home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(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	

Further Information

Local Council:

Council Tax Band:

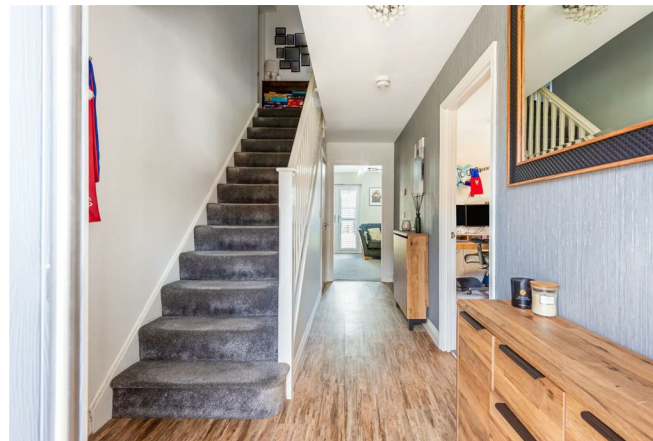
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Amount Payable for 2025/2026:

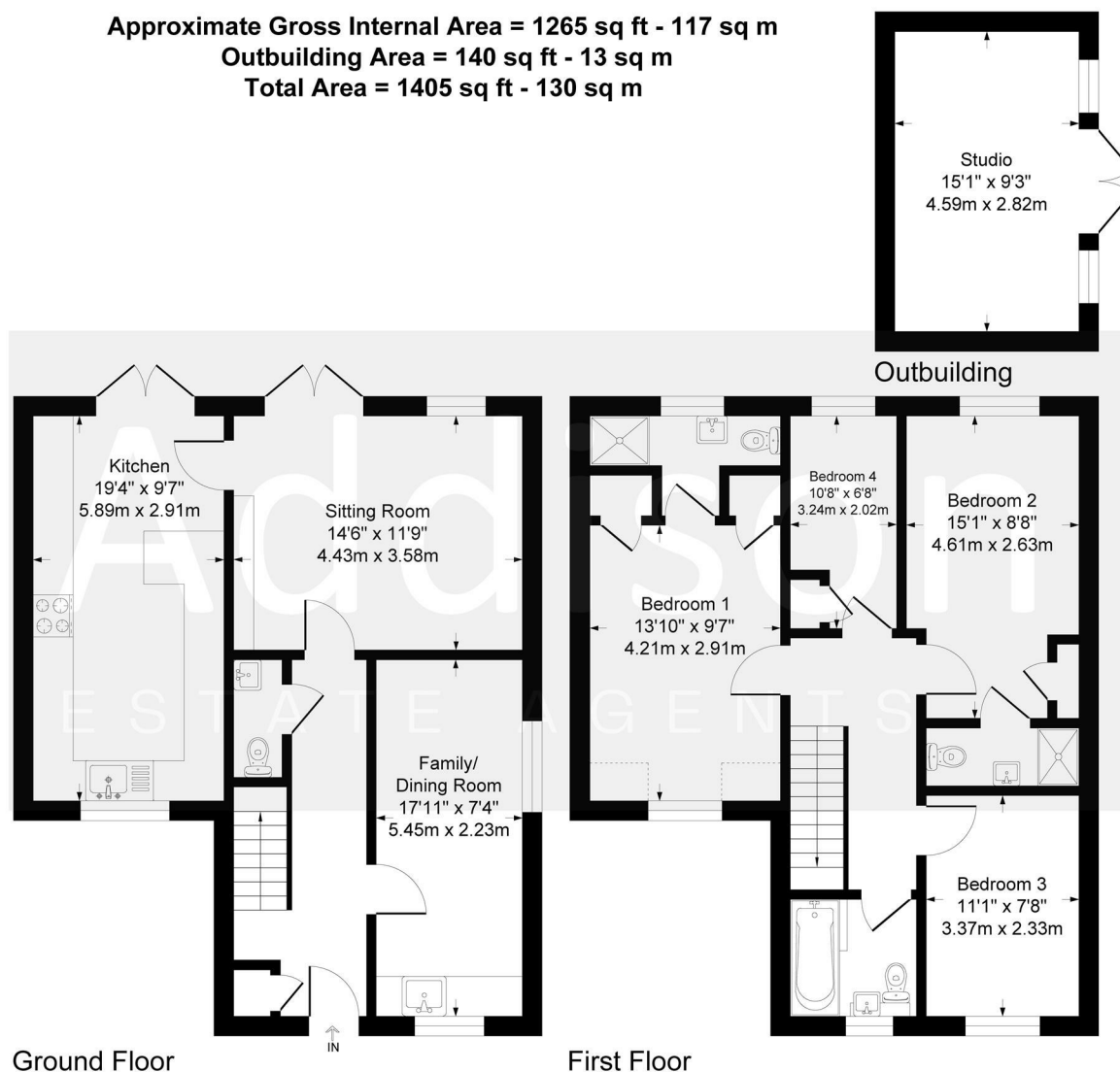
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Estate Management Charge:

TBC



Approximate Gross Internal Area = 1265 sq ft - 117 sq m
 Outbuilding Area = 140 sq ft - 13 sq m
 Total Area = 1405 sq ft - 130 sq m



- Larger than most homes at this price point, offering excellent value for money
- Spacious sitting room with feature media wall and French doors to the rear garden
- Modern dual-aspect kitchen/diner with integrated appliances, breakfast bar and garden access
- Large driveway providing off-road parking for 4-5 vehicles
- Additional reception room ideal as a dining room, playroom or second lounge
 - Four well-proportioned bedrooms, including principal suite with en suite
- Contemporary family bathroom with stylish fittings
 - Generous rear garden designed for low-maintenance living
- Decking area, patio terrace and artificial grass – perfect for entertaining
- Substantial outdoor studio ideal for home office, gym or creative space

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



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