



2 Purslane Gardens, Titchfield Common, PO15 5TQ

Asking Price £315,000



Purslane Gardens |
Titchfield Common | PO15 5TQ
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W&W are delighted to offer for sale this beautifully presented two double bedroom semi detached home offered with no forward chain. Internally, the property enjoys two bedrooms, modern kitchen/dining room, lounge, downstairs cloakroom & modern main bathroom. Outside, the property benefits from a landscaped rear garden & driveway parking to the front for two vehicles.

Purslane Gardens enjoys a pleasant residential setting in Fareham, ideally placed for local amenities, schools and leisure facilities. With Fareham town centre and the M27 close by, the location offers excellent convenience and easy connections to Portsmouth, Southampton and beyond.

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.





Beautifully presented two double bedroom semi detached home

Offered with no forward chain

Spacious lounge with walk in bay window & built in understairs storage cupboard

Kitchen/dining room with door opening out to the rear garden

Modern kitchen boasting attractive Minerva worktops & attractive cabinets

Integrated appliances oven, hob, fridge, freezer & washer/dryer

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & twin windows

Guest bedroom with window overlooking the garden

Stunning modern bathroom comprising three piece white suite with marble effect wall/floor tiling

Landscaped rear garden enjoying paved patio, areas laid to lawn, shingled area, display flower/shrubbery & shed to remain

Driveway parking for two vehicles with EV charger to remain

AGENTS NOTE - Please note that the sellers of this property are buying a new build property which is due for completion march 2027 (approx)

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

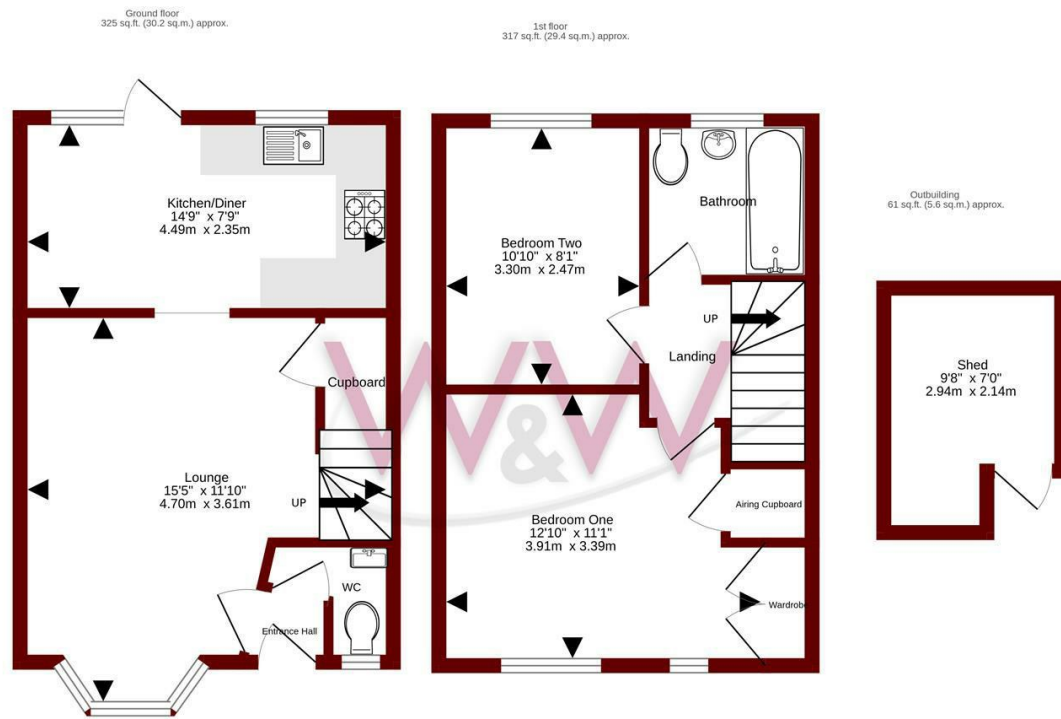
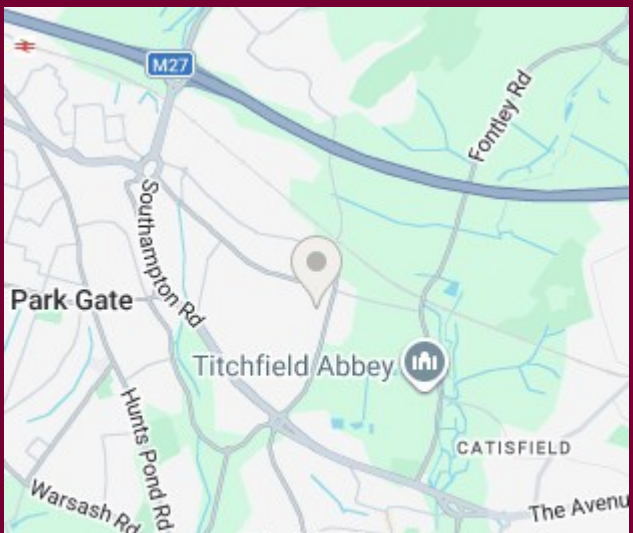
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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/>



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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