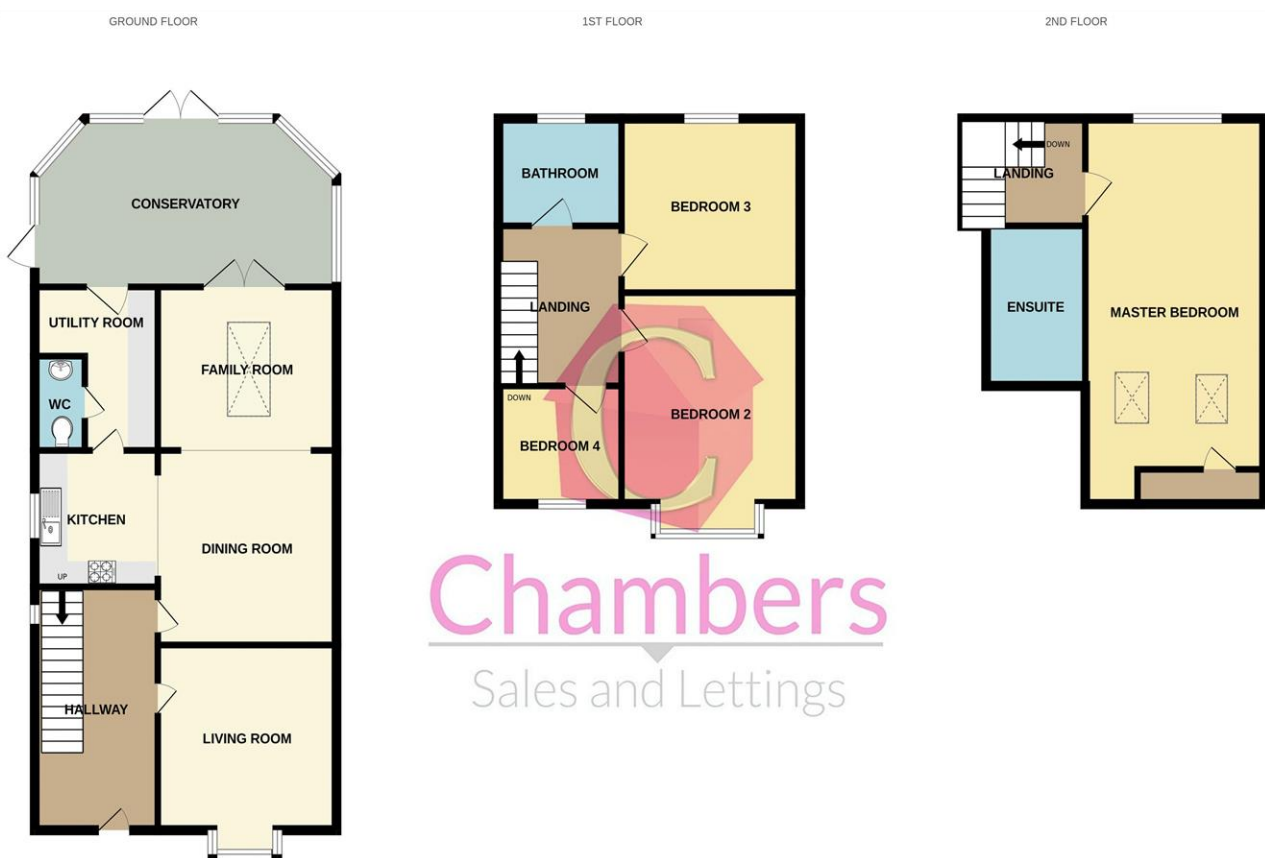




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

**Disclaimer property details**

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





## 84 West Street Titchfield Fareham PO14 4DF

Guide Price £485,000

We are pleased to offer to the market this deceptively spacious extended four bedroom semi detached property set out over three floors offering approximately 135sq meters of accommodation. Situated in the ever popular village of Titchfield Village makes this a great family home with all the amenities just minutes away. The accommodation comprises of hallway, sitting room, kitchen/diner, family room, utility room and cloakroom, master bedroom to the top floor with distant SEA VIEWS, three further bedrooms and a refitted family bathroom. Outside the front driveway boasts plenty of parking as well as a detached double garage, the rear garden is a generous sized and offers a favourable South facing aspect. This property lends itself to an extension (STPP) and is set in an enviable location. To arrange a viewing please call Chambers on 01329 665700.

### Entrance Hallway 14' 8" x 11' 11" (4.47m x 3.64m)

Accessed via a UPVC double glazed front door, stairs to first floor landing, window to side elevation, radiator, wood flooring, doors to lounge and kitchen/diner.

### Sitting Room 14' 8" inc bay x 11' 11" (4.47m x 3.64m)

Double glazed bay window to front elevation, feature fireplace, wood floor, radiator.

### Kitchen/Breakfast Room 18' 11" x 12' 0" (5.77m x 3.65m)

Double glazed window to side elevation, range of wall and base cupboard/drawer units incorporating breakfast bar, inset stainless steel sink unit, space for range cooker, chimney hood over, space for American fridge freezer, space for table and chairs. feature fireplace, open access and step down to family room, door to utility room.

### Family Room/Snug 10' 5" x 9' 3" (3.18m x 2.82m)

Velux window to roof, wood flooring, UPVC french doors to conservatory, two wall lights, radiator.

### Conservatory 17' 9" x 9' 8" (5.42m x 2.94m)

Constructed of UPVC double glazed elevations upon a dwarf brick wall under a Victorian style roof, French doors to rear garden, ceramic tiled floor, door to side, radiator.

### Utility Room 9' 3" x 7' 9" (2.82m x 2.35m)

UPVC double glazed door to rear elevation, space for washing machine, access to:

### Downstairs Cloakroom

Double glazed window to side elevation, wall mounted boiler, low level WC, inset vanity sink unit, ceramic tiled floor.

### First Floor Landing

Double glazed windows to side elevation, doors to bedroom two, three and four, staircase to second floor landing.

### Bedroom Two 14' 3" inc bay x 11' 9" (4.35m x 3.57m)

Double glazed window to front elevation, wood flooring, radiator.

### Bedroom Three 12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed window to rear elevation, wood flooring, radiator.

### Bedroom Four 7' 10" x 6' 7" (2.4m x 2.0m)

Double glazed window to front elevation, wood flooring, radiator.

### Refitted Family Bathroom

Refitted with a four piece suite comprising of panel bath with mixer tap and shower attachment over, separate shower cubicle, concealed WC, inset vanity sink unit, ceramic tiled floor.

### Second Floor

### Master Bedroom 16' 9" x 8' 2" (5.11m x 2.48m)

Two double glazed velux window to front elevation, further window to rear offering distant SEA VIEWS, eaves storage cupboard, wood flooring, radiator, door to:

### Ensuite

Velux window, fully tiled shower cubicle, WC, wall mounted wash hand basin, chrome heated towel rail, wood flooring, extractor fan.

### Rear Garden

### Driveway

### West Street

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY  
Phone: 01329 665700, Email: [stubbington@chambersagency.co.uk](mailto:stubbington@chambersagency.co.uk)



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