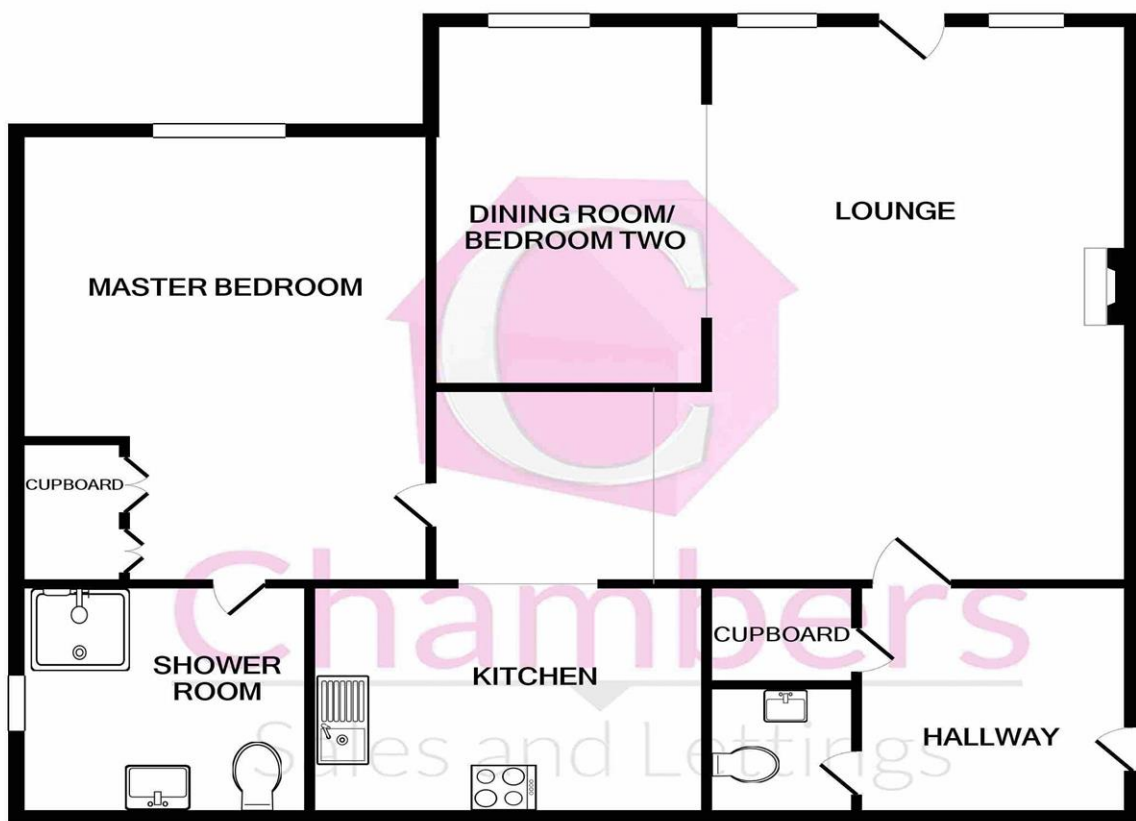




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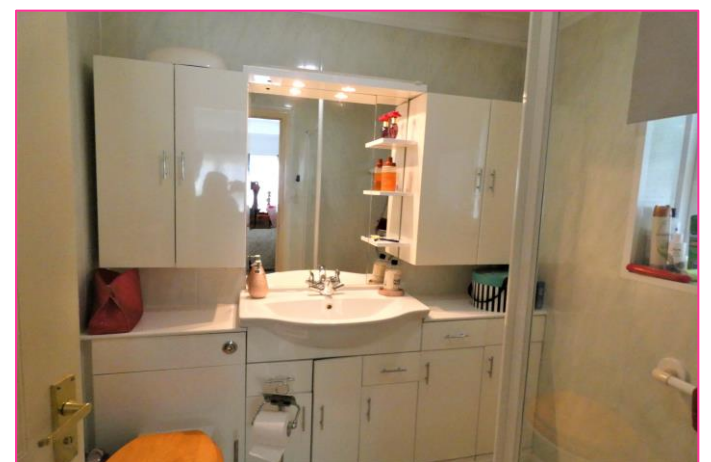
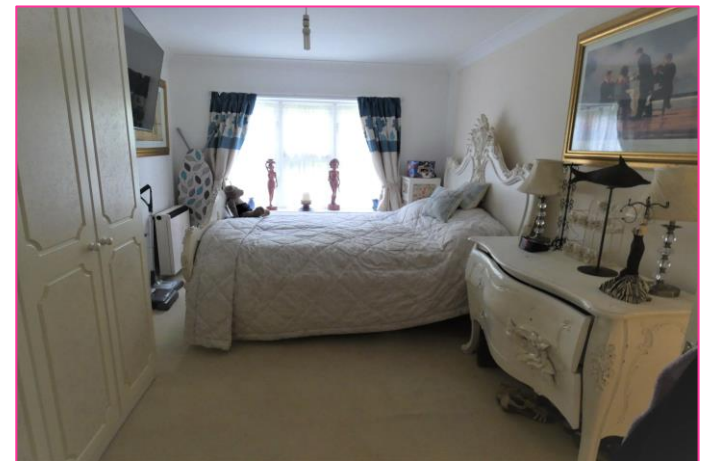
**Chambers**  
SALES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given for their accuracy.

**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







## Flat 15 Village Gate 1 Southampton Hill Titchfield Fareham PO14 4BJ

Guide Price £160,000

Situated in the SOUGHT AFTER VILLAGE of Titchfield, Chambers are delighted to be offering this GROUND FLOOR RETIREMENT apartment in a modern development suitable for the over 60's. The accommodation consists of 17ft lounge/diner, kitchen, SEPARATE DINING ROOM or BEDROOM TWO, 13ft MASTER BEDROOM and shower room. Outside there is a delightful communal GARDEN area and parking spaces to the front. Additional benefits include double glazing, smooth skimmed ceilings and high ceilings throughout. This is an ideal purchase for those looking to retire/downsize and enjoy a village lifestyle and an additional benefit is that the vendor is suited. Viewing is strongly recommended by calling Chambers on 02380 010440.

### Entrance Hallway

Airing cupboard housing hot water tank, access to cloakroom and lounge.

### Cloakroom

Low level W/C, wall mounted wash hand basin.

### Lounge 17' 2" x 10' 5" (5.24m x 3.17m)

Two double glazed windows to rear elevation, door leading to own patio and garden area, wall mounted electric fire place, archway to:



### Dining Room/ Bedroom Two 13' 5" x 6' 6" (4.1m x 1.98m)

Double glazed window to rear elevation, wall mounted electric heater.

### Kitchen 9' 6" x 6' 2" (2.9m x 1.87m)

A range of wall and base units, worktops with stainless steel double sink and mixer tap, space for upright fridge/freezer, space for free standing cooker and plumbing for washing machine.



### Master Bedroom 13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed window to rear elevation, two double fitted wardrobes, wall mounted electric heater.

### Shower Room

Obscured glass window to side elevation, walk in wet room with Mira electric shower. A range of fitted vanity units with inset wash hand basin, heated towel rail.



### Communal Garden

Beautifully kept gardens comprising mainly of lawned areas, various rose beds and a variety of shrubs, patio area, fully enclosed and access side gate by key entry only.

### Parking

There are a number of parking spaces which can be used on a first come first served basis.

### Tenure

We understand from the seller: The lease is for 125 years which began in 1990. The service charge is £100 per annum, The maintenance is £180 per month which covers the garden maintenance, window cleaning and building insurance. The ground rent is £100 per annum.



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