



SCAN ME



For more information

**01489 570019**  
[www.sbk4homes.com](http://www.sbk4homes.com)

14 Titchfield Grange, Titchfield Park, Fareham,  
Hampshire, PO15 5AR.

# Ideal First Purchase

- Modern Ground Floor Apartment
- Overlooking Communal Garden
- One Double Bedroom
- En-suite Bathroom
- Open Planned Lounge & Kitchen
- Double Glazing
- Electric Heating
- Allocated Parking
- Bottom of Quiet Cul-de-sac
- Great Investment Property



**£159,950**

**LEASEHOLD**



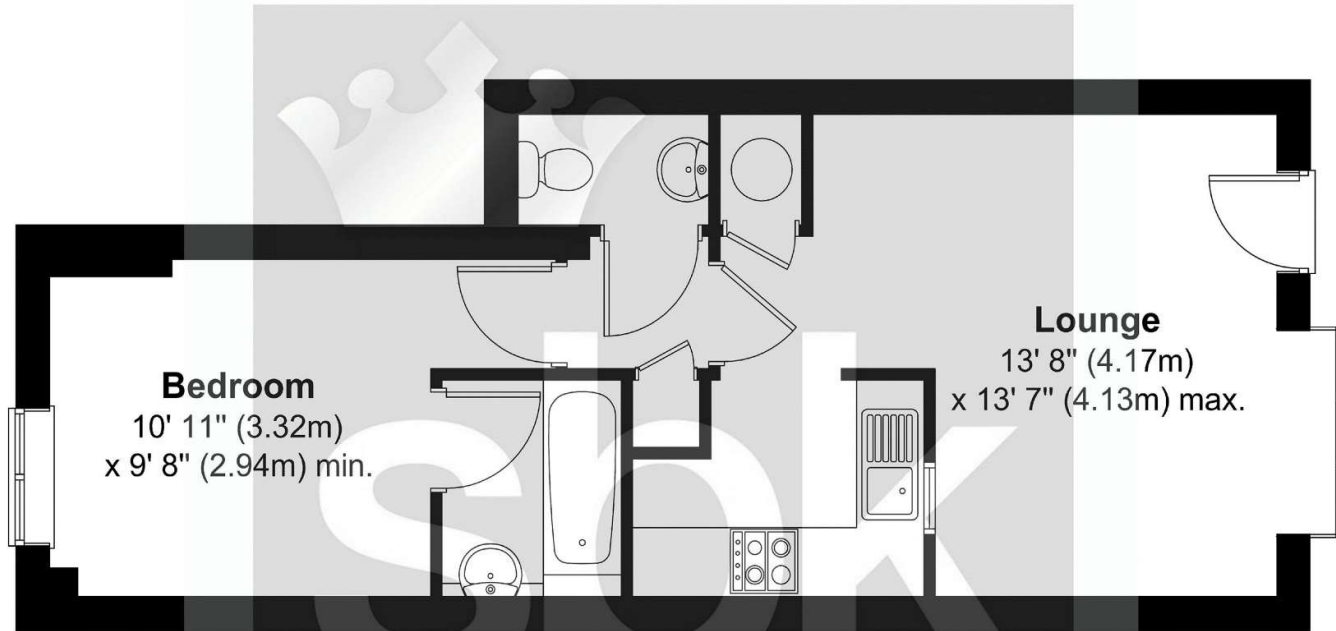
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# Great Investment Property

Approx. Gross Internal Floor Area:  
Circa 438 SQ FT (41 SQ Meters)



**Approx. Gross Internal Floor Area 438 SQ FT 41 SQ Metres**

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such. The services, systems and appliances listed in this specification have not been tested by SBK Property Consultants and no guarantee as to their operating efficiency can be given.

## Supplementary Information

Council Tax: Band B  
Payable £1,604.87  
April 2024 – March 2025  
Fareham Borough Council.

EPC: C  
Current - 80  
Potential - 85

Tenure: Leasehold - 155 years from 2005.  
Ground Rent - £150 per annum.  
Service Charge - £1000 per annum.  
Estate Charge - £160 per annum.  
What3words Location: lifeboats.bounded.glove

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Offered for sale with no forward chain, is this one bedroom ground floor apartment overlooking a large communal garden area and located in Titchfield Park. This popular style of apartment has accommodation which comprises a spacious lounge to the front, modern kitchen area and double bedroom with en-suite bathroom. The property also benefits from a separate cloakroom, which can be useful for guests; airing cupboard providing extra storage space and double glazing throughout. Externally, the apartment offers a large communal garden to the front, allocated parking for one car and extra visitors bays. The property would either suit a first time buyer to occupy the apartment or an investor looking to rent it out as it has successfully served as a investment property for over 5 years. Geographically, the apartment is ideally suited for commuters as it is situated only five minutes away from Junction 9 of the M27 and almost equidistant to Fareham & Swanwick Train station. Furthermore, the property is in close proximity to Solent Business Park and Whiteley Shopping Village. For further enquiries, or to arrange an internal viewing, please contact SBK Property Consultants Ltd on 01489 570019, or via email at [parkgate@sbk4homes.com](mailto:parkgate@sbk4homes.com).



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