



**£225,000**  
Freehold

**14 Abshot Road, Titchfield Common**  
Fareham, Hampshire PO14 4LY





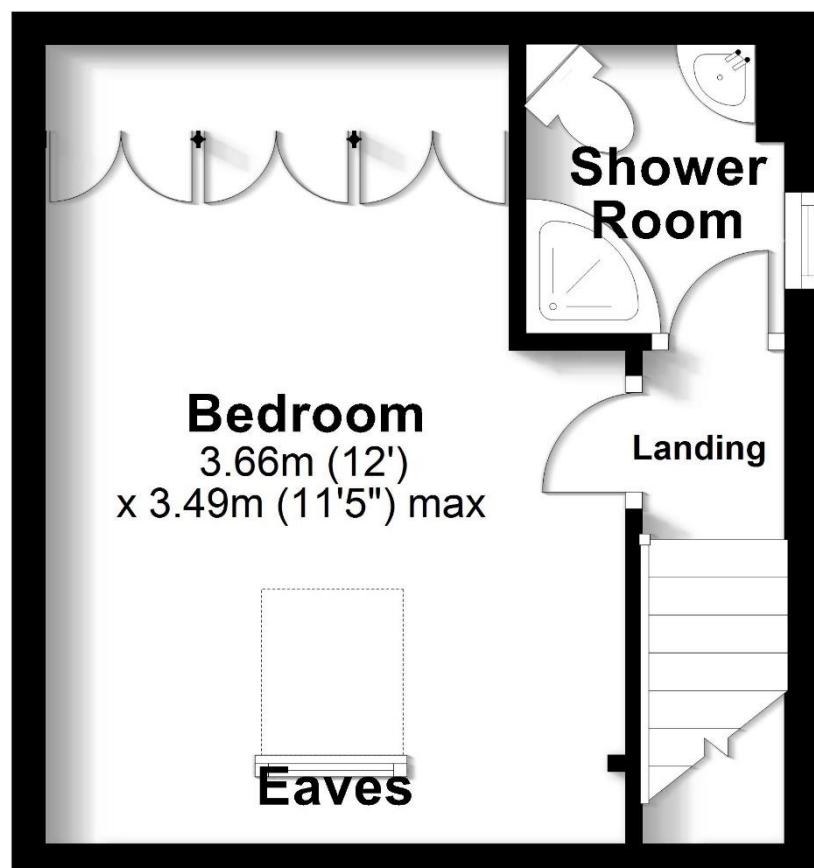
## Quick View

-  1 Bedroom
-  1 Living Room
-  Cluster House
-  **Allocated Parking**



## First Floor

Approx. 21.3 sq. metres (229.7 sq. feet)



### Reasons to View

- Freehold and with no service charges to pay this neat one bedroom | flats at the same price point.
- Looking for some outside space? This pretty walled garden wraps ar
- Enjoy an invigorating shower to start your day in the fully tiled show fitted.
- With a whole wall of fitted wardrobes in the bedroom you won't be
- Conveniently situated to transport links makes this the perfect pad for those who need to make the morning commute as stress free as possible.
- The beautifully fitted kitchen has integrated appliances including washing machine, fridge/freezer, double oven, gas hob and microwave.

### Description

There is lots to discover in this beautifully formed one bedroom home. Tucked away behind a curved brick wall with a hardwood gate the garden wraps around the house giving you a real sense of privacy. The Indian sandstone patio is the perfect spot for alfresco meals and leads round to a lawn with shrub and flower beds.

A spacious, heated porch welcomes you and has built in storage with space for a tumble drier, there's plenty of room to slip off your shoes and hang your coat before opening the door into the living room. There is more storage in the deep cupboard under the stairs and the ideal space for the TV adjacent. The double tower radiator here and another in the dining area will kick out plenty of heat to keep this a very cosy home. The kitchen/dining area is open plan and well fitted with oak style units and integrated appliances.

On the first floor you'll find the modern, fully tiled shower room. Cleverly designed with corner wc, vanity basin and cubicle giving a feeling of space, there's also a window for natural light and ventilation. The bedroom is a generous size with part sloping ceiling and Velux window to the front. A full wall of wardrobes gives plenty of storage, and there is access with a ladder to the boarded loft space where the combination boiler is located up out of the way.

There is allocated parking in the parking area accessed via St Edmunds Close, the current owners have chosen to use this space for a timber shed and instead park in the visitor space. The location is very convenient, the Solent Rangers X4 bus stop is just yards from the property for easy access to Southampton or Portsmouth, via the Locks Heath Shopping Centre or Fareham.

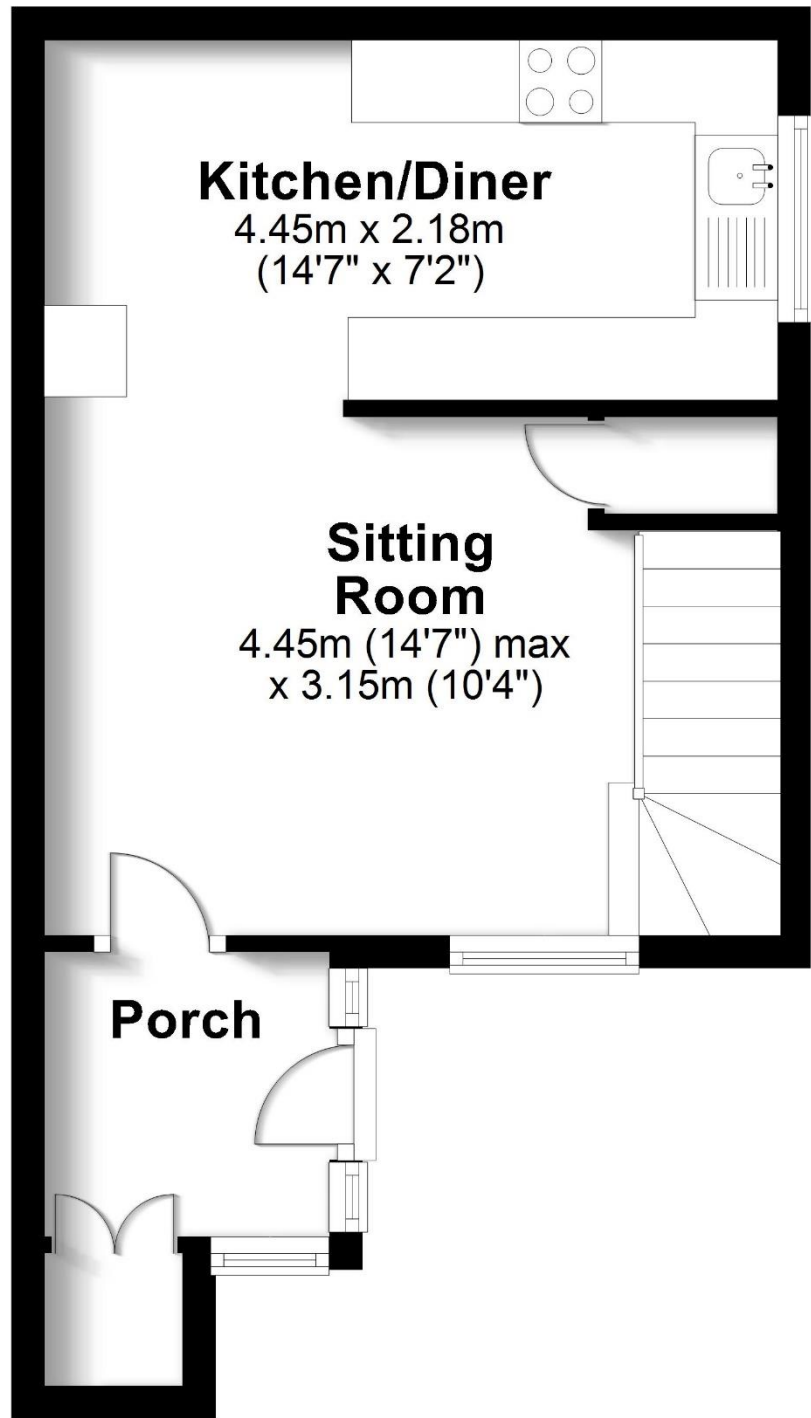
We feel this pretty one bedroom house represents the perfect first time or investment buy. So often at this price range you're limited to leasehold flats with high service charges but not here, it's freehold and there are no estate charges to pay. Give us a call so we can tell you more about this lovely home.

### Directions

<https://what3words.com/elastic.husky.unable>

## Ground Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)

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