



**£365,000**  
Freehold

## 17 Elsanta Crescent, Titchfield Common Fareham, PO14 4FS



Quick View

|                                                                                  |                     |                                                                                     |                      |
|----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|----------------------|
|  | 4 Bedrooms          |  | Garage               |
|  | 2 Living Rooms      |  | 2 Bathrooms + Cloaks |
|  | Terraced Town House |  | EPC Rating B         |
|  | 2 x Parking Spaces  |  | Council Tax Band D   |

Reasons to View

- With almost 140sqm spread over three floors, four bedrooms and two reception rooms, this is a home you can grow into over the years.
- The picturesque village of Titchfield is just 1.2 miles away where you can enjoy local independent shops and pubs.
- The large kitchen/dining room has plenty of space for a table, ideal for sociable family meals or space for homework.
- An ideal location for young families within a 15-20 minute walk of both St John’s and St Anthony’s Primary Schools.
- A family room on the ground floor is the perfect space for those who work from home or perhaps a second lounge for teens.
- Your own driveway and hardstanding to the front gives side by side parking, and there’s lots of storage in the oversized garage for bikes and toys.

Description

We love the position of this three storey town house, facing a park and woodland beyond at the front and enjoying the afternoon/evening sun at the rear with its westerly facing back garden. The driveway to the front provides off road parking for two cars and there is layby parking opposite too.

In the hallway there is plenty of space to doff coats and shoes and a useful ground floor cloakroom under the stairs. To the rear you’ll find bedroom four (currently used as a study) overlooking the garden and the family room with double doors out. The wood effect vinyl makes this a practical space too.

Stairs lead up to the first floor where the L shaped sitting room looks out to the rear, this is a lovely cosy space to snuggle up in front of the TV. What really sets this home apart is the large kitchen/dining room, there is loads of room for a large table and chairs making it a very social space for all the family to get together. Cream units reflect the light and there is a built in double oven with gas hob and wall mounted boiler for the heating concealed behind a matching unit. Double doors open onto the small balcony overlooking the park to the front, a perfect spot to enjoy the sunrise.

A second staircase leads up to the second floor landing with doors to all the bedrooms and the airing cupboard. The main bedroom enjoys built in wardrobes with door into the en-suite shower room which is fitted with a white suite. Bedroom two is the perfect guest bedroom and enjoys a lovely view over the park to the front, bedroom three enjoys the same outlook and is a decent sized single room. The family bathroom is very spacious size and fitted with a modern white suite.

Built in 2013 yet with all the charm of a classical Georgian style town house this is a home that definitely warrants a viewing.

Please note:

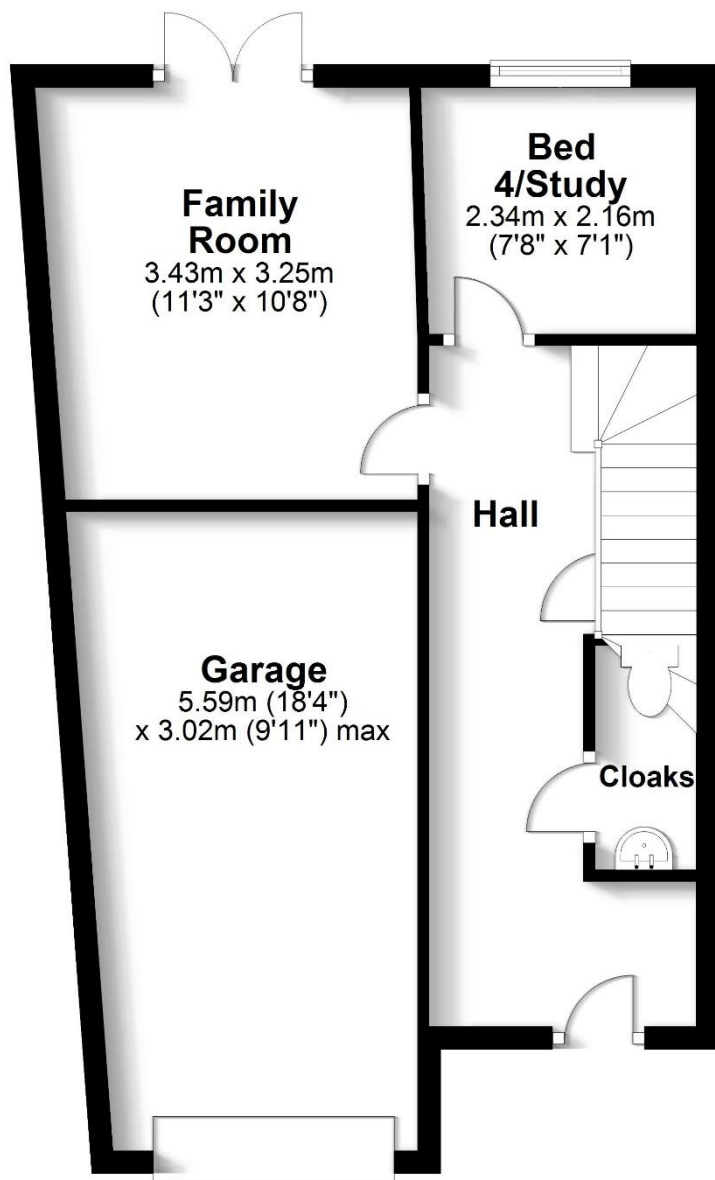
There is an estate charge payable to Hampshire Property Management Ltd, the cost for 2025 is approx £145.32.

Directions

<https://what3words.com/lives.fairly.inherits>

## Ground Floor

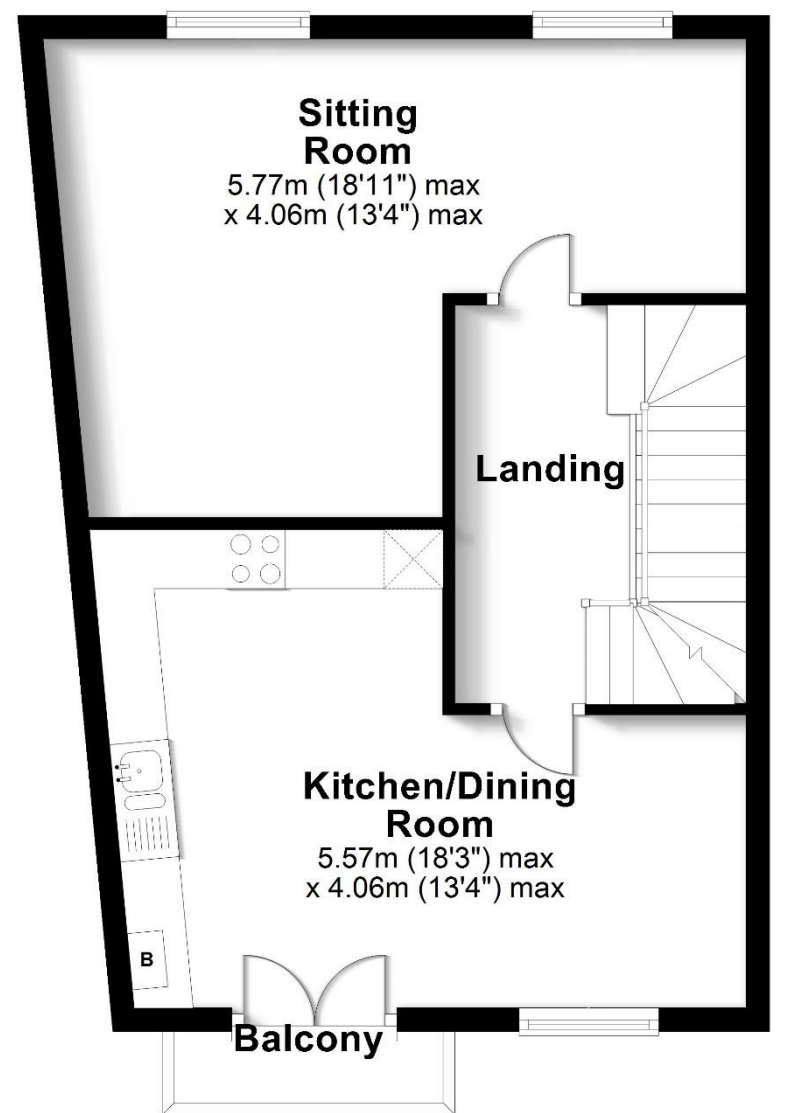
Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 139.2 sq. metres (1498.0 sq. feet)

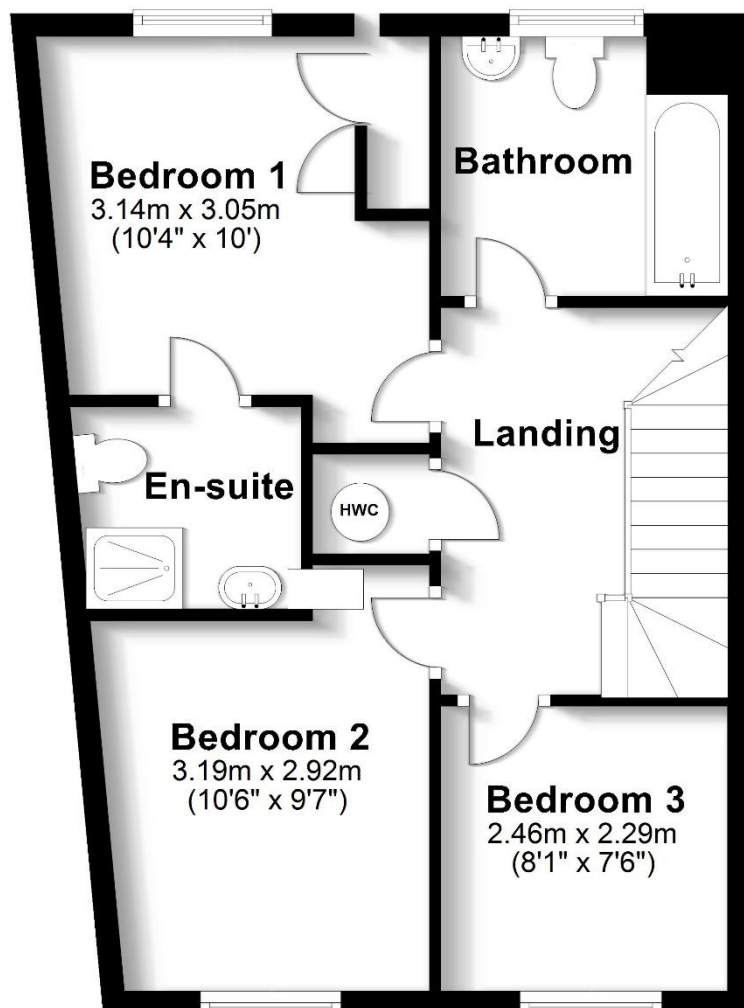
## First Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



## Second Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



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