



£250,000
Leasehold

1 Louis Road, Titchfield Common

Fareham, Hampshire PO14 4FN



Quick View

	2 Bedrooms		Double Garage
	1 Living Room		1 Bathroom
	Coach House		EPC Rating TBC
	Street Parking		Council Tax Band B

Reasons to View

- A beautifully presented coach house set above your own double garage with no neighbours above, so you can enjoy that privacy and seclusion.
- Sweep into your own private garage, you choose which one, then you enter through your own front door and into your new home.
- Once inside, you will find three large storage cupboards in the hallway, two double bedrooms and a very good-sized lounge with kitchen off, and even a study.
- Louis Road is in the heart of Titchfield Common, being just a short drive of 1.1 miles to pick up all your B&M essentials or B&Q to pick up those homemaking ‘nik naks’.
- Rising above the crowd, being on the first floor and having your own front door means that getting home will always be something to look forward to.
- Our seller passing on this beautifully kept and maintained home is already suited and looking forward to handing over the keys to the new owner.

Description

This beautifully presented coach house might just be your fantastic first home. With the convenient location of Titchfield Common offering shopping facilities and, if you need access to the M27, you will be there in a shade under two miles. If walking is your thing, Kites Croft Woods are local or perhaps hop in the car to take a riverfront walk along the Hamble at Warsash. Getting to Louis Road can be nice and simple, being accessed from the A27 Fareham Road. Once there, enter through your own entrance door and into the reception area with stairs taking you to the well-lit 24’ reception hall in which you will find three large storage cupboards with room for all of those little bits that need their own home. Access the large lounge with two double-glazed windows to the front, a nicely zoned space that will accommodate all your furniture as well as room to dine and entertain. Work from home? Not a problem, you will find a separate study off of the living room. From the living room, the open-plan kitchen offers all the amenities needed, including worksurfaces with storage above and below, providing ample working areas, an inset stainless-steel sink unit, an inset four-ring gas hob, with oven beneath and extractor over, integrated washing machine, dishwasher, fridge/freezer and wall mounted integrated gas fired Ideal combination boiler. Along the hallway you will find two good-sized double bedrooms with forward-facing windows, the second of which has a built-in double wardrobe. A separate bathroom with modern white suite comprising a panelled bath with mixer tap and independent thermostatically controlled shower over, close-coupled W.C. pedestal wash hand basin, tiled floor and part tiling to walls. Outside, you are able to access your two garages that are directly below. With power and light connected, they’re fabulous for storage, workshop or maybe even the car. More storage required? Tucked away beneath the stairs with reducing height is a further large storage space.

Other Information

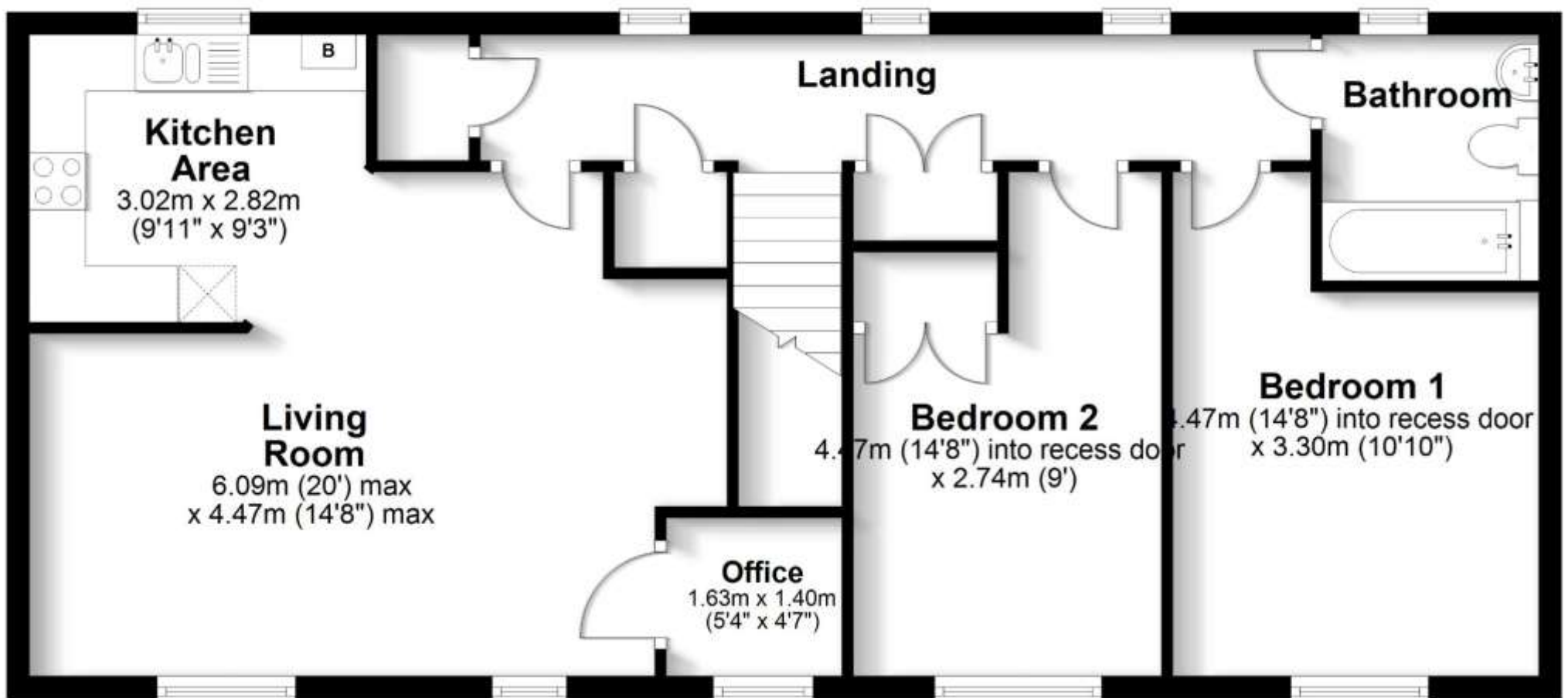
There is 105 years left on the lease which commenced 01/01/2010. Ground Rent Fixed by deed of variation: £500.00 P.A. The annual service charge for 2025 it is £700 P.A payable to Hunts Pond Road Management Company Ltd, this includes your buildings insurance.

Directions

<https://what3words.com/precluded.motored.flasks>

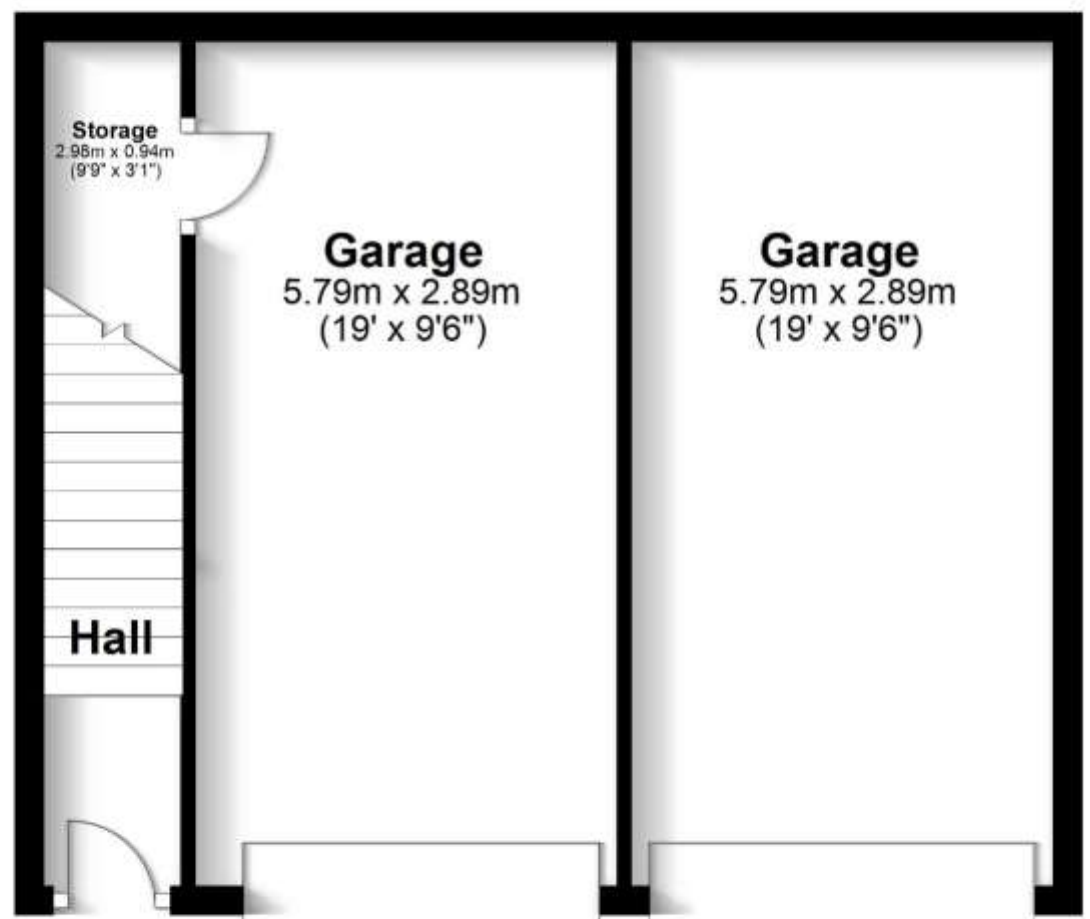
First Floor

Approx. 76.1 sq. metres (819.4 sq. feet)



Ground Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

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