



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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28  
The Hurdles  
Titchfield Common  
Fareham  
PO14 4AN



01329 665700  
Stubbington

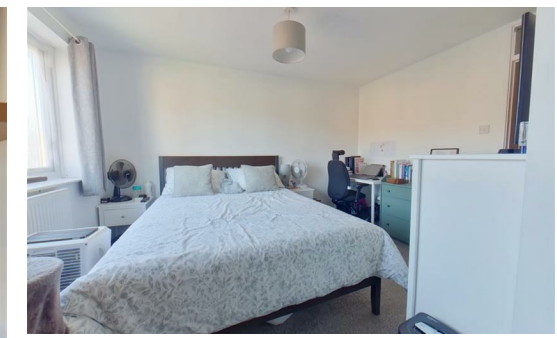
Bursledon

02380 010440

**28 The Hurdles  
Titchfield Common  
Fareham  
PO14 4AN**

Asking Price £254,800  
Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



A well presented two bedroom house, offered with no forward chain! The accommodation comprises an entrance hall, lounge open to kitchen/breakfast area. Upstairs offers two bedrooms and a family bathroom. Outside, the property features a low-maintenance enclosed rear garden with rear access, as well as an allocated parking space. Ideally located close to local amenities, schools, and with convenient access to nearby towns and the motorway. This property would make an excellent first home. Don't miss out, call Chambers today to arrange your viewing on 01329 665700!

**Front Door**  
Intro:

**Entrance Hall**  
Textured ceiling, stairs leading to first floor landing, door to:

**Lounge**  
13'6 (4.11m) x 9'2 (2.79m)  
Coved and textured ceiling, PVCu double glazed window to front aspect, power points, television point, telephone point, understairs storage, open access to:

**Kitchen/Breakfast Room**  
12'7 (3.84m) x 8' (2.44m)  
Textured ceiling, PVCu double glazed window to rear aspect, Vaillant wall mounted boiler, re-fitted range of wall and base/drawer units with work surface over, single bowl sink and drainer, plumbing and space for washing machine, undercounter integrated fridge and freezer. Fitted electric cooker and gas hob with hood over. French doors open to rear garden.

**First Floor Landing**  
Textured ceiling, access to loft void, doors to:

**Bedroom One**  
12'10" x 12'5" (3.922 x 3.802)  
Textured ceiling, PVCu double glazed window to front elevation, radiator.

**Bedroom Two**  
9'11" x 6'1" (3.033 x 1.878)  
Textured ceiling, PVCu double glazed window to rear elevation, radiator.

**Family Bathroom**  
A fully re-fitted white suite comprising panel bath with shower over, wash basin, WC, fully tiled, PVCu double glazed window to rear elevation., shaver point.

**Outside**  
**Rear Garden**  
A fully enclosed south-westerly facing garden mainly laid to lawn with further area laid to patio, space for shed, rear gate access leading to:

**Parking**  
1 allocated parking space.