



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 2 2

HUNTERS



# Elsanta Crescent, Fareham

## Offers In Excess Of £425,000



**\*\*No Chain\*\*** This is a modern & spacious end-of-terrace townhouse enjoying accommodation of 1,630 sqft approx. and is privately located at the end of a crescent of homes which overlook open field space with woodland surrounding.

Set in the popular area of Titchfield Common, this elegant Georgian-style townhouse combines modern build quality of 2013 with timeless character. Ideally positioned just over a mile from the historic village of Titchfield and two miles from Locks Heath Centre, it offers both convenience and charm, making it a perfect choice for family living.

Step inside this stunning home, where the ground floor offers an impressive open-plan kitchen and dining area with sleek wooden accents and elegant rose-gold finishes. A central island creates a natural focal point, while French doors open onto a sun-soaked, northwest-facing garden that enjoys the evening light. The owners, who purchased the property new, have thoughtfully extended the space to include a larger kitchen, an exceptionally large (11'4" X 5'4") utility room, and a convenient downstairs W/C.

Upstairs, the main lounge provides a generous family space with views of the fantastic woodland giving a feeling of seclusion and privacy and is completed with a bio fire feature, the private balcony overlooks the small & lovely children's play area. Across the substantial hall landing, the first bedroom extends over 18m<sup>2</sup>, offering an abundance of space. The top floor is home to three additional bedrooms, including one with its own en- suite, along with a modern family bathroom. Additional benefits include integral garage, double glazing and front and rear parking.

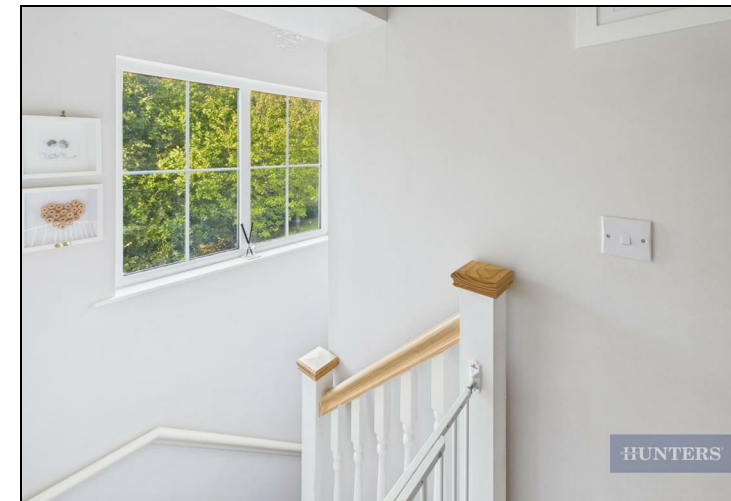
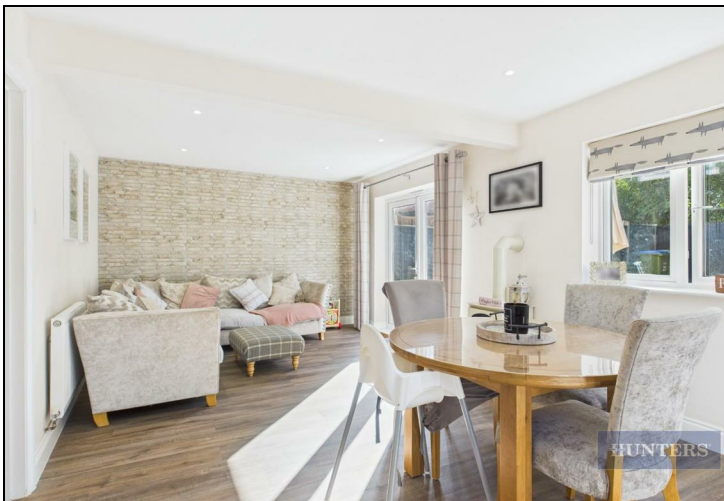
Viewing at the earliest is highly recommended to also appreciate all that this splendid family home offers.

There is a communal estate charge of £145 pa.

Tenure: Freehold

## KEY FEATURES

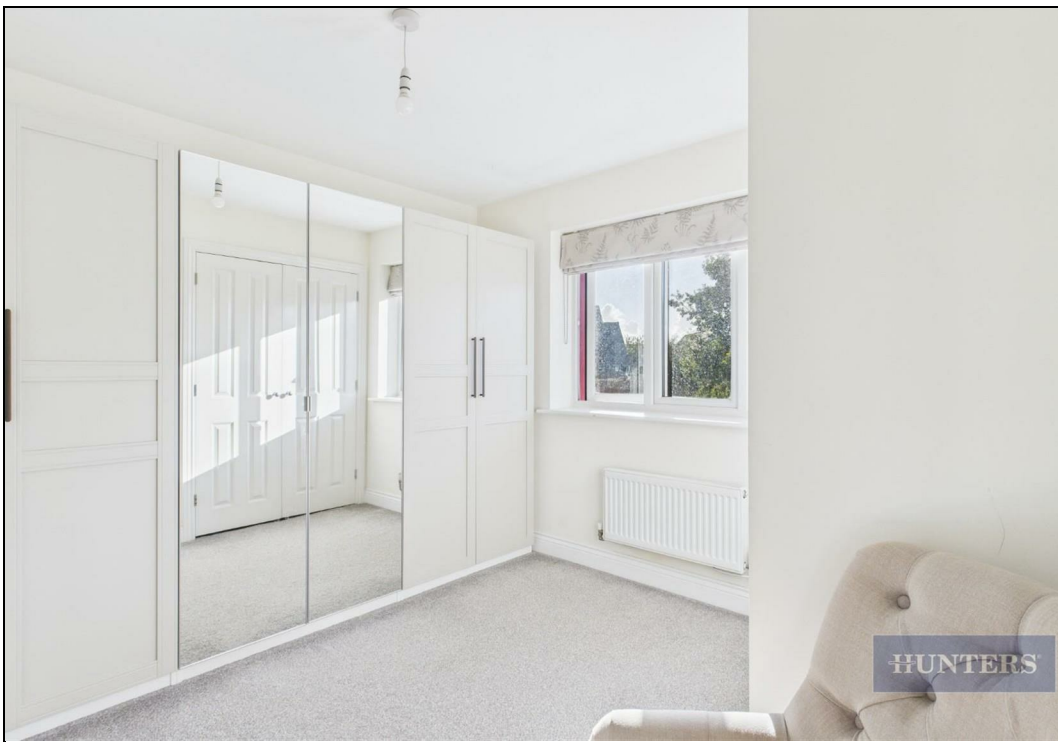
- Superbly Presented End Terrace Townhouse (with No Chain)
  - Modern Extended Open Plan Kitchen Diner
    - Northwest-Facing Garden
    - Spacious Lounge
  - Utility Room and Downstairs Cloakroom
    - En-suite to Principal Bedroom
    - Generous 18m<sup>2</sup> Bedroom
    - Modern Family bathroom
    - Garage + 2 Parking Spaces
  - Magnificent Woodland Surrounding



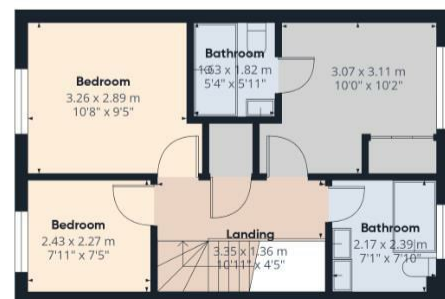










**HUNTERS**®Approximate total area<sup>(1)</sup>151.4 m<sup>2</sup>1630 ft<sup>2</sup>

### Balconies and terraces

1.9 m<sup>2</sup>20 ft<sup>2</sup>

Reduced headroom

1,1 m<sup>2</sup>12 ft<sup>2</sup>

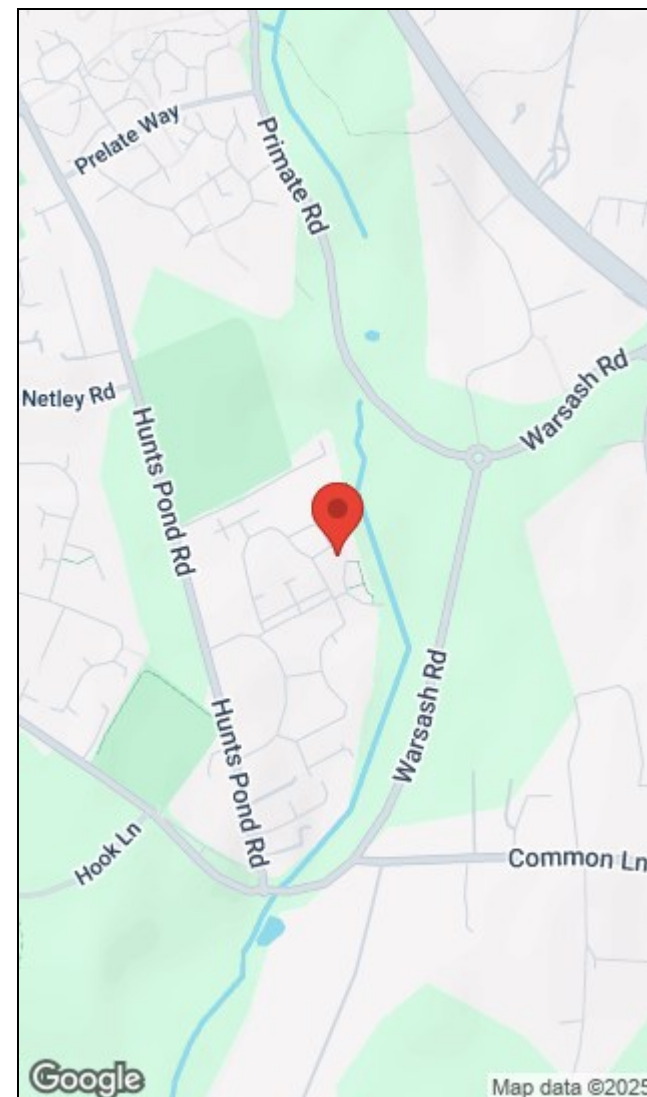
(1) Excluding balconies and terraces


Reduced headroom


Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720

[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)

