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**Price: £849,995 Freehold**

**30 Hill Head Road  
Hill Head PO14 3JJ**



- \* Four double bedrooms \* 27'1 x 20'4 first floor living room with Solent and Isle of Wight views via a stunning glass atrium \* Beautiful kitchen/dining room \* Ensuite master bedroom \*
- \* Family bathroom plus further separate W.C.\* Ample off road parking \*
- \* Pleasant rear garden, landscaped by the current owners \* Popular school catchment area \*
- \* Moments from the beach and sea front \*
- \* Thoroughly recommended to appreciate the design and finish of this beautiful home \*

## **30 Hill Head Road Fareham**

### **Directions:**

From Stubbington Village roundabout proceed along Stubbington Lane heading towards Lee-on-the-Solent. Turn right at the Conservatory Centre into Moody Road and at the end turn left into Crofton Lane. Proceed along Crofton Lane and follow the bend in the road into Hill Head Road. Number 30 can be found on the right hand side.

### **Accommodation Comprises:**

Contemporary double glazed front door to:

#### **Entrance Hall:**

Complete with high gloss floor tiling which extends throughout the property, the large entrance hall is 23' in length x 12' ('L' shaped measurement). Here access can be gained to the first floor, a useful under stair storage cupboard, coved ceiling and ceiling spotlights, radiator and wall mounted thermostat control.

#### **Kitchen/Dining Room: 23'1 (max) x 14'6 (7.04m (max) x 4.42m)**

One of the many features of this property includes the beautiful kitchen/dining space, being both practical and social. The area includes a range of high gloss worksurfaces with granite worktops including inbuilt sink and moulded drainer and granite upstands. Within the kitchen are fridge and freezer, wine cooler, integrated Bosch dishwasher, double oven and gas hob with cooker hood above. The floor units include corner carousels and deep pan drawers. There are French doors and double glazed windows that provide a view of the rear garden. At the dining end of this room the designer has added a vaulted ceiling which features Velux windows and high wall lights creating a delightful ambience to the room. There is a television point to one wall which adds to make this room the hub of the home. High gloss floor tiles and two radiators.

#### **Utility Room: 11'4 x 6'4 (3.45m x 1.93m)**

This useful room provides further wall and base units and work surfaces with sink unit, appliance space and associated plumbing, radiator, double glazed window and door to the side. There is a built in cupboard housing the hot water cylinder. Also within this room is a timer control for the central heating and hot water, extractor fan and tiled flooring.

#### **Bedroom One: 11'3 x 9'1 (3.43m x 2.77m)**

Finished with a high gloss floor tiles, coved ceiling, spotlights, radiator, television and telephone points.

#### **Bedroom Two: 12'1 x 10'7 (3.68m x 3.23m)**

Double glazed window to front elevation, radiator, coved ceiling. This room continues with the high gloss floor finish and also benefits from television and telephone point.

#### **Bedroom Three: 11'4 x 10' (3.45m x 3.05m)**

With French doors and double glazed window to the rear elevation, radiator, coved ceiling, spotlights, television and telephone spotlights with high gloss tiled flooring.

#### **Family Bathroom:**

A good size bathroom which benefits from a shower and a bath. Panel bath with central taps, concealed cistern W.C., vanity unit with extensive counter top. There is a separate quadrant shower cubicle with fitted chrome shower and matching riser. There is splashback tiling throughout the bathroom including full height to the shower area. There is a coved ceiling with spotlights, extractor fan and chrome ladder style towel radiator, tiled floor and double glazed window.

#### **First Floor Landing:**

There is a double glazed window from the landing to the rear, high gloss floor tiling and access to loft space, with.

#### **Separate W.C.**

Comprising of concealed cistern, W.C., wash hand basin set in a work counter with cupboards under, splashback tiling and tiled flooring, ceiling spotlights and extractor fan.

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### **Master Bedroom: 14'7 x 10'8 (4.44m x 3.25m)**

A well appointed double bedroom with double glazed window to the rear elevation, high gloss floor tiling, coved ceiling, television and telephone points.

### **En-suite Shower Room: 7'5 x 5'8 (2.26m x 1.73m)**

The en-suite comprises of quadrant shower cubicle with fitted chrome shower and a matching riser. Splashback tiling, full height to shower area, concealed cistern W.C., wash hand basin set in vanity unit with cupboard under and counter. Ceiling spotlights, double glazed window to the side and tiled flooring.

### **Living Room: 27'1 x 20'4 (8.25m x 6.2m)**

Simply a stunning space, this first floor living room benefits from a view across the Solent and Isle of Wight from an atrium style feature with Juliet balcony and bi-fold doors. The room has high gloss floor tiling, television and telephone points, contemporary gas fire, two radiators, spotlights and sockets for standard lights than can be activated by a wall switch. There is space for a study area or for dining suite to one end of this room, whilst retaining ample space for large sofas and furniture.

### **Outside:**

The front has been laid to block paving to provide ample off road parking. There are boundary enclosures, to one side a timber gate provides access to a covered storage area and further access to the rear garden. Down the right hand flank is a more traditional access to the rear garden which benefits from external lighting. There is additional lighting by the front door.

### **Rear Garden:**

The owner has thoughtfully planned the rear garden which now includes a large area of lawn, remotely operated lighting, shingle borders and individual trees and planters throughout. There is timber fencing and to the far end is a timber shed with power and light.

### **Council Tax Band: G**

### **Current Energy Performance Rating: C80**

### **Viewing:**

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

**REF: UEL2078**

### **THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

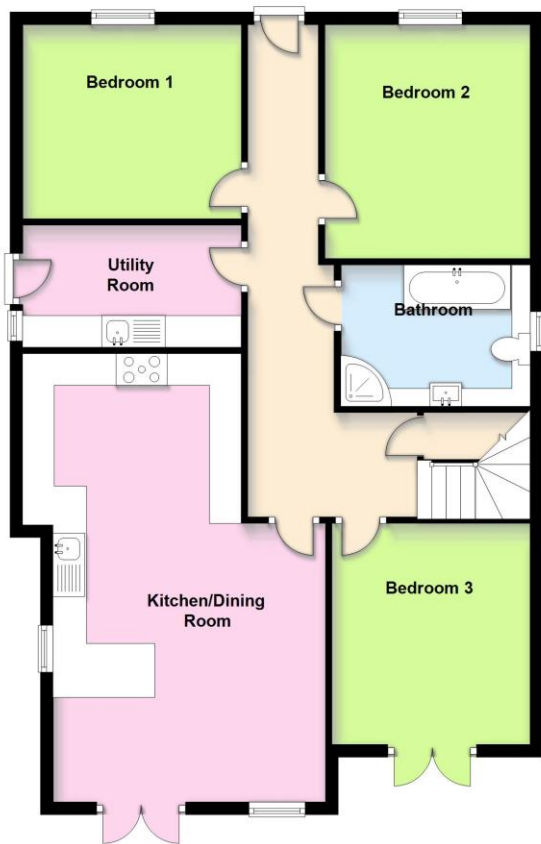
# 30 Hill Head Road Fareham



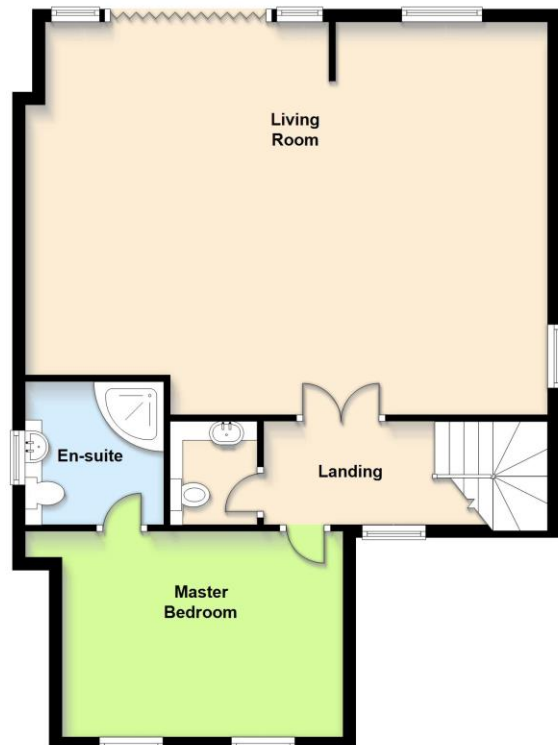
Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 1948.27 Sq Ft. (181m<sup>2</sup>)

Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.

30 Hill Head Rd