



**Jeffries  
Dibbens &**  
estate and letting agents

**56 Hill Head Road**  
Hill Head, PO14 3JL

*Exceptional*



## PROPERTY SUMMARY

We are delighted to offer for sale this beautiful detached property, built and formerly used as a family home for over 20 years before being converted to a Guest House, which is situated on the ever popular Hill Head Road with beautiful views across the Solent and Isle of Wight from the ground and first floor. The property is seconds away from Hill Head Beach and close to Titchfield Nature Reserve. We believe this to be perfect for someone looking to put their own stamp on their forever family home. Subject to the relevant planning permission there is also great potential for development. Benefits to this property include 6/7 bedrooms, 5 bathrooms, a sun lounge with sea views and a large rear garden. Other benefits include ample off road parking for multiple vehicles and an EV charging point. A particular feature is the Atrium Ceiling that is still used to filter light from the roof to the main dining area. This property really does need to be viewed to appreciate all that is on offer.























**PORCH** 12' 11" x 6' 02" (3.94m x 1.88m)

**ENTRANCE HALL** 14' x 11' 02" (4.27m x 3.4m)

**DINING ROOM** 23' 04" x 22' 11" (7.11m x 6.99m)

**LOUNGE** 21' 06" x 15' 01" (6.55m x 4.6m)

**KITCHEN** 12' 04" x 10' 10" (3.76m x 3.3m)

**UTILITY ROOM** 5' 07" x 3' 07" (1.7m x 1.09m)

**BEDROOM** 12' 06" x 9' 10" (3.81m x 3m)

**BATHROOM** 10' 01" x 3' 09" (3.07m x 1.14m)

**BEDROOM** 16' 10" x 10' 08" (5.13m x 3.25m)

**SHOWER ROOM** 6' 03" x 5' 06" (1.91m x 1.68m)

**BEDROOM** 21' 06" x 14' 11" (6.55m x 4.55m)

**SHOWER ROOM** 6' 01" x 5' 06" (1.85m x 1.68m)

**SUN LOUNGE** 21' x 8' 04" (6.4m x 2.54m)

**BEDROOM** 16' 03" x 9' 03" (4.95m x 2.82m)

**BATHROOM** 10' x 7' 09" (3.05m x 2.36m)

**DRESSING ROOM/BEDROOM** 13' 06" x 7' 01" (4.11m x 2.16m)

**BEDROOM** 9' 10" x 9' 07" (3m x 2.92m)

**BEDROOM** 16' 06" x 7' 04" (5.03m x 2.24m)

**SHOWER ROOM** 9' 06" x 6' 03" (2.9m x 1.91m)

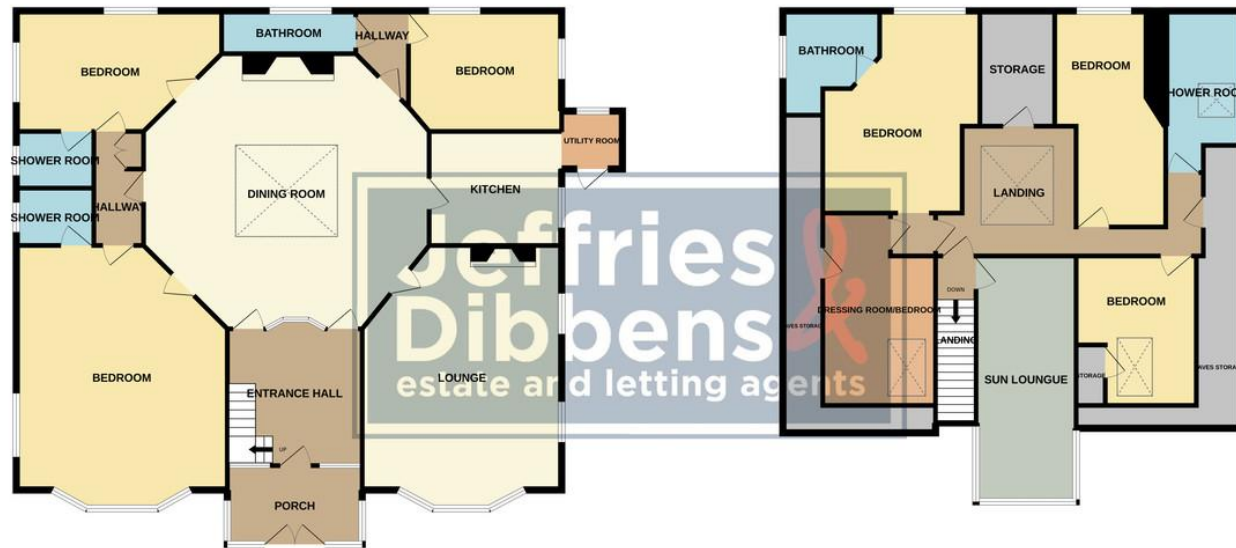
**OWN DRIVEWAY**

**REAR GARDEN**

Please note a planning decision notice has been approved for the change of use from 'Guest House' (Class C1) to 'Dwelling House' (Class C3). This permission is valid unto 02/01/28.

GROUND FLOOR

1ST FLOOR



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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73   C    |
| 55-68 | D             | 59   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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