



Guide Price
£700,000 - £725,000
1b Hill Head Road
Hill Head, PO14 3JH

PROPERTY SUMMARY

This three double bedroom chalet bungalow is tucked away down a private driveway and is a stones' throw from Hill Head Beach. With meticulously designed plans drawn up and having already been welcomed at pre-planning, this property offers a unique development opportunity to build a dynamic seaside home with a inset first floor balcony offering views of the Solent and Isle of Wight.* Alternatively, the new owners can simply enjoy the current bungalow's charm and deceptively spacious accommodation. Just a few benefits include three double rooms, a 22' x 22' lounge, south-facing rear garden and an en-suite to the master bedroom however this property must be viewed to fully appreciate all that is on offer.

*A full planning application would be required to move forward with this build.





LOCATION Hill Head is on the coast of the Solent, south of Stubbington, west of Lee-on-the-Solent and south east of Titchfield and is the perfect location for those seeking the seaside lifestyle. The area has an abundance of amenities such as shops, eating establishments, Sailing clubs and Titchfield Haven Nature Reserve. Hill Head is particularly popular with those passionate about watersports - sailing, windsurfing, kitesurfing and fishing being the most popular pastimes upon its shores.

ENTRANCE HALLWAY

LOUNGE 22' 9" x 22' 4" (6.93m x 6.81m)

CONSERVATORY 16' 2" x 10' 9" (4.93m x 3.28m)

KITCHEN 19' 5" x 10' 8" (5.92m x 3.25m)

DINING ROOM 16' 11" x 11' 9" (5.16m x 3.58m)

UTILITY ROOM 9' 9" x 8' 11" (2.97m x 2.72m)

MASTER BEDROOM 17' 2" x 14' 2" (5.23m x 4.32m)

ENSUITE 9' 6" x 4' 10" (2.9m x 1.47m)

BEDROOM TWO 12' 10" x 10' (3.91m x 3.05m)

BATHROOM 7' 11" x 7' 3" (2.41m x 2.21m)

STORAGE CUPBOARD Originally a downstairs toilet - there is plumbing in place to re-instate this room as a cloakroom.

UPSTAIRS LANDING

BEDROOM THREE 14' 2" x 13' (4.32m x 3.96m)

DRESSING ROOM 10' 4" x 13' (3.15m x 3.96m maximum measurements)

W/C

OUTSIDE

OFF ROAD PARKING

INTEGRAL GARAGE

REAR GARDEN

PLANS Our current owners have been through a very thorough pre-planning process with the spectacular designs that have been professionally drawn up. The proposed build is for a modernist, four bedroom house with an inset, south facing balcony overlooking the Solent. A gym, double garage, open-plan living space and extra reception rooms will make this home one of a kind.

For more information and for a preview of these plans, please contact our Stubbington Branch.



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 F

VIEWINGS
By prior appointment only

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

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