



£850,000
2a Great Gays
Hill Head, PO14 3JU

PROPERTY SUMMARY

This four bedroom family home is located in the ever popular location of Great Gays, Hill Head and has an attached one bedroom annex in addition to the main residence, ideal for multigenerational family living. The property is presented well and has generous internal accommodation including a 17ft lounge, separate dining room and a kitchen/breakfast room with sliding doors opening onto the private garden. There is a large driveway providing off road parking for multiple vehicles and a single attached garage. The self-contained annex comprises of a kitchen/breakfast room, lounge, bedroom and an en-suite bathroom. This versatile space could be used as is, but also provides further potential to expand the property. Properties in this location are popular so call us now in our Stubbington Branch to book in your viewing to avoid missing out.





PORCH

ENTRANCE HALLWAY

CLOAKROOM

UTILITY ROOM 7' 9" x 6' 11" (2.36m x 2.11m)

LOUNGE 17' 10" x 16' (5.44m x 4.88m)

DINING ROOM 17' 10" x 11' 8" (5.44m x 3.56m)

KITCHEN/BREAKFAST ROOM 13' 11" x 11' 7" (4.24m x 3.53m)

FIRST FLOOR LANDING

BEDROOM 1 16' 10" x 12' 7" (5.13m x 3.84m)

ENSUITE 7' 6" x 5' 11" (2.29m x 1.8m)

BEDROOM 2 11' 9" x 9' 10" (3.58m x 3m)

BEDROOM 3 10' 4" x 8' 8" (3.15m x 2.64m)

BEDROOM 4 9' x 7' 4" (2.74m x 2.24m)

BATHROOM 11' 7" x 7' 6" (3.53m x 2.29m)

ANNEX

KITCHEN/BREAKFAST ROOM 20' 5" x 7' 3" (6.22m x 2.21m)

LOUNGE 15' 5" x 11' 5" (4.7m x 3.48m)

BEDROOM 1 12' 5" x 11' 5" (3.78m x 3.48m)

ENSUITE BATH/SHOWER ROOM 11' 8" x 6' 3" (3.56m x 1.91m)

OUTSIDE

GARAGE 19' 11" x 9' 2" (6.07m x 2.79m)

DRIVEWAY

GARDEN

GROUND FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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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