



OFFERS IN EXCESS OF

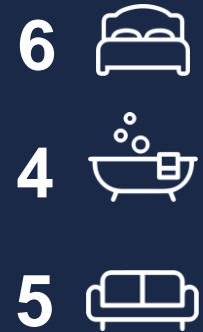
£3,000,000

Dormers, Crofton Avenue

Hill Head, PO13 9NJ

PROPERTY SUMMARY

Comprising of approximately 7160 square feet, this impressive family home is situated on Hill Head Seafront and boasts panoramic views across the Solent to the Isle of Wight. The current owners have extensively renovated and extended the property, adding a heated swimming pool with deck, a fully equipped, sea-facing gym and a sleek office with vaulted ceilings. This detached home comprises of six bedrooms, four bathrooms and five reception rooms and still has scope to expand further due to the property's extensive plot. The property is positioned nine meters above sea level and the decked balcony on the first floor overlooks the spectacular beach side views. There have been plans previously drawn up and approved to build a separate dwelling (detached bungalow) on the land and this potential remains, subject to appropriate planning. The house faces south and enjoys a sunrise from the bottom of the garden to a sunset from the new balcony. Just a few further benefits include driveway parking with new electric gates with Number Plate Recognition and Facial ID recognition entry system, a triple garage with electric doors and a brand new gas central heating system as well as fully rewired electrics. With a private pathway leading to the seafront just 20 meters away, this coastal property could be perfect for those looking to live in a touch of paradise.





PORCH

ENTRANCE HALL

COAT CUPBOARD

CLOAKROOM

SITTING ROOM 23' 4" x 17' 6" (7.11m x 5.33m)

SNUG 12' 9" x 10' 0" (3.89m x 3.05m)

DINING ROOM 19' 9" x 12' 7" (6.02m x 3.84m)

CONSERVATORY 23' 1" x 7' 5" (7.04m x 2.26m)

STUDY 11' 2" x 7' 6" (3.4m x 2.29m)

KITCHEN/BREAKFAST ROOM 21' 4" x 15' 5" (6.5m x 4.7m)

UTILITY ROOM

BOOT ROOM 13' 4" x 6' 11" (4.06m x 2.11m)

CLOAKROOM

OFFICE 13' 3" x 12' 10" (4.04m x 3.91m)

BOILER ROOM 15' 7" x 7' 11" (4.75m x 2.41m)

GYM 29' 6" x 25' 8" (8.99m x 7.82m)

UPSTAIRS LANDING

BEDROOM 1 18' 11" x 17' 3" (5.77m x 5.26m)

BALCONY

ENSUITE

DRESSING ROOM

SHOWER ROOM

BEDROOM 2 28' 1" x 15' 8" (8.56m x 4.78m)

BALCONY

SHOWER ROOM

BEDROOM 3 21' 3" x 12' 11" (6.48m x 3.94m)

BEDROOM 4 23' 7" x 10' 6" (7.19m x 3.2m)

BEDROOM 5 17' 1" x 12' 0" (5.21m x 3.66m)

BEDROOM 6 15' 9" x 9' 3" (4.8m x 2.82m)

RECEPTION ROOM 15' 8" x 12' 0" (4.78m x 3.66m)

STORAGE ROOM

OUTSIDE

GAR AGE 19' 11" x 15' 5" (6.07m x 4.7m)

OUTSIDE W/C

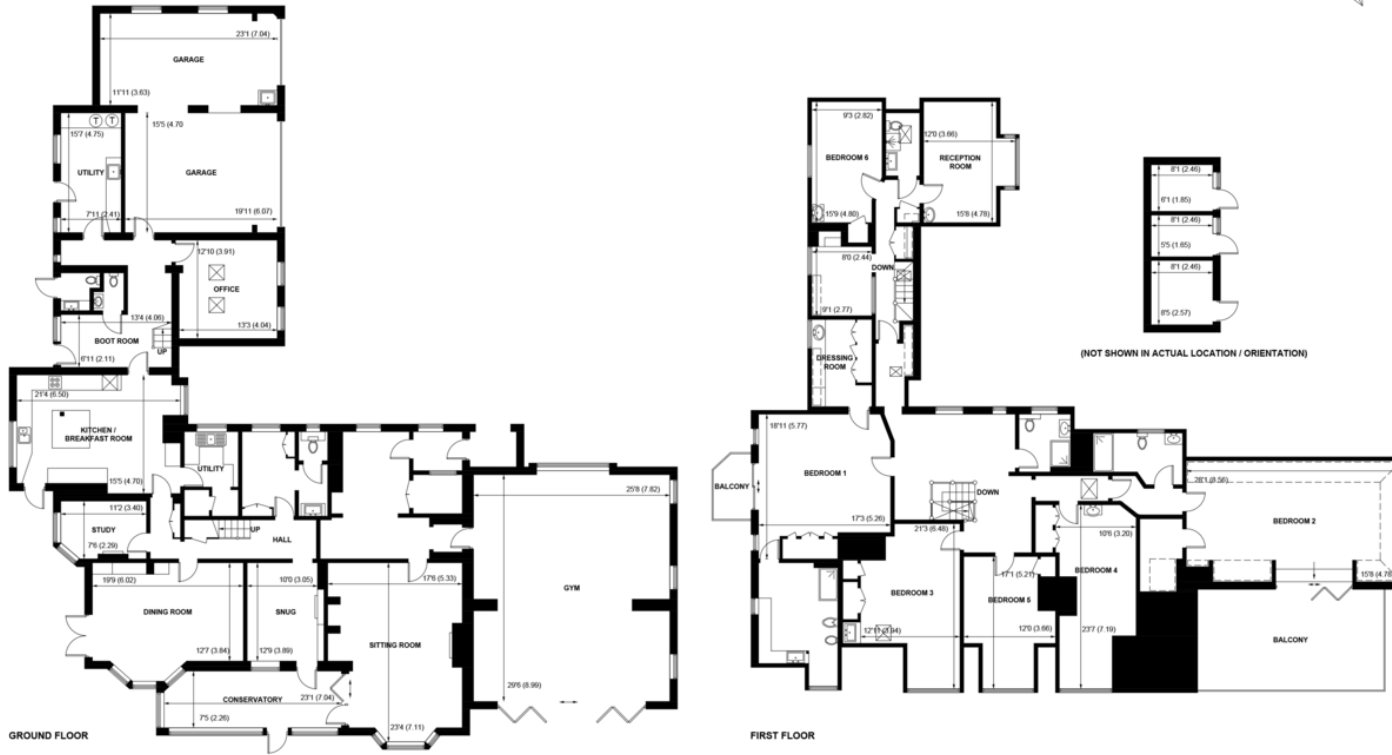
GAR AGE 23' 1" x 11' 11" (7.04m x 3.63m)

FRONT GARDEN

DRIVEWAY PARKING

REAR GARDEN

HEATED SWIMMING POOL



APPROXIMATE GROSS INTERNAL AREA = 6985 SQ FT / 648.9 SQ M
 OUTBUILDING = 171 SQ FT / 15.9 SQ M
 TOTAL = 7156 SQ FT / 664.8 SQ M

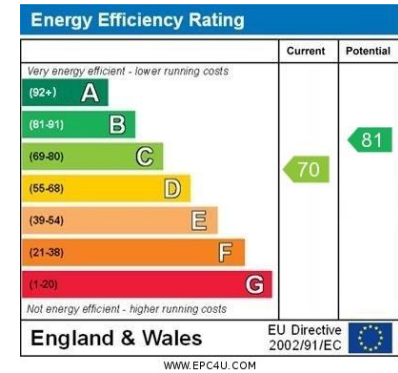
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LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band H

VIEWINGS
 By prior appointment only



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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