



£985,000
7a Monks Way
Hill Head, PO14 3LU

PROPERTY SUMMARY

Boasting Solent views and minutes from Hill Head beach, this beautiful house is impeccably designed and has been completely renovated throughout in the last 2 years. To the south side of the property is large kitchen/breakfast room with dual aspect and double doors opening outside, allowing natural light to flood into this fantastic entertaining space. The lounge/diner wraps around in an L-shape providing an open plan, family hub with triple glazed sliding doors onto the landscaped rear garden. There is the option of having internal doors open or closed so the lounge can be closed off from the kitchen to become a cosy snug with the refitted log effect fire providing a warm ambiance. The rear garden comprises of interlocking circular lawns, a shaded pergola and patio area leading to a cedar clad home office/garden room. Upstairs, the main bathroom has a free standing bath, porcelain floor tiles and a double shower cubicle with a rainfall shower, while bedroom three has a fitted ensuite; bedrooms one and three have far reaching views towards the Isle of Wight and beyond. This executive residence is ideal for those searching for a peaceful, seaside retreat.





ENTRANCE HALLWAY

KITCHEN/BREAKFAST ROOM 25' 10" x 11' 3" (7.87m x 3.43m)

LOUNGE 17' 5" x 14' 1" (5.31m x 4.29m)

SITTING/DINING ROOM 21' 5" x 10' 2" (6.53m x 3.1m)

W/C 6' 9" x 2' 11" (2.06m x 0.89m)

UPSTAIRS LANDING

BEDROOM 1 16' 5" x 14' 1" (5m x 4.29m)

BEDROOM 2 14' 1" x 12' 6" (4.29m x 3.81m)

BEDROOM 3 11' 11" x 11' 4" (3.63m x 3.45m)

ENSUITE 7' 2" x 4' (2.18m x 1.22m)

BATHROOM 11' 4" x 6' 11" (3.45m x 2.11m)

OUTSIDE

GARAGE 16' 7" x 12' 7" (5.05m x 3.84m)

GARDEN HOME OFFICE 14' 10" x 9' 7" (4.52m x 2.92m)

DRIVEWAY

REAR GARDEN

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 water sports - sailing, windsurfing, kitesurfing and fishing being the most popular pastimes upon its shores.

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 G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	58
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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