



Jeffries & Dibbens
estate and letting agents

39 Crofton Lane
Hill Head, PO14 3LP

Exceptional

PROPERTY SUMMARY

This immaculately presented detached house is located in the sought-after Crofton Lane, close to Hill Head Beach and Stubbington Village. The ground floor comprises a light and airy open-plan living and dining room, which wraps around to a spacious kitchen and utility room. Another great feature is the new conservatory with views and double door access to the beautiful south-facing rear garden, featuring wooden panel fencing and a primarily laid lawn with perfectly arranged flowers, shrubs, and trees. The ground floor also includes a convenient shower room, a double bedroom, and a modern en-suite. The first floor features a large master bedroom with an en-suite, built-in wardrobes, and eaves storage, a further double bedroom and a four-piece bathroom suite. The property also boasts a detached garage with an electric roller door, and its own driveway with ample parking. Please call our Stubbington office today to secure your viewing!

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ENTRANCE HALL

LOUNGE 16' 6" x 11' 3" (5.03m x 3.43m)

DINING/SITTING AREA 22' 1" x 9' 2" (6.73m x 2.79m)

CONSERVATORY 11' 11" x 11' 10" (3.63m x 3.61m)

KITCHEN 19' 10" x 10' 2" (6.05m x 3.1m)

UTILITY ROOM 7' 10" x 4' 2" (2.39m x 1.27m)

SHOWER ROOM 6' 2" x 4' 2" (1.88m x 1.27m)

BEDROOM THREE 13' 10" x 10' 7" (4.22m x 3.23m)

ENSUITE 10' 7" x 3' 6" (3.23m x 1.07m)

LANDING

MASTER BEDROOM 16' 5" x 14' 7" (5m x 4.44m)

ENSUITE 6' 1" x 3' 4" (1.85m x 1.02m)

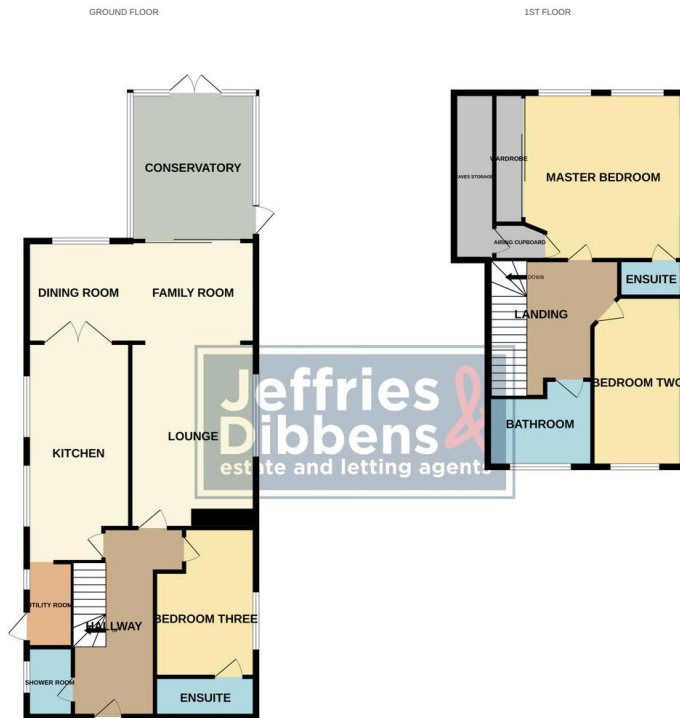
BEDROOM TWO 14' x 8' 1" (4.27m x 2.46m)

BATHROOM 13' 10" x 9' 5" (4.22m x 2.87m)

OUTSIDE

REAR GARDEN

GARAGE & OWN DRIVEWAY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The architect, surveyor or other professional shown here has not been asked to guarantee as to their quality or efficiency can be given.
 Made with Measure 10/2014

LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

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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