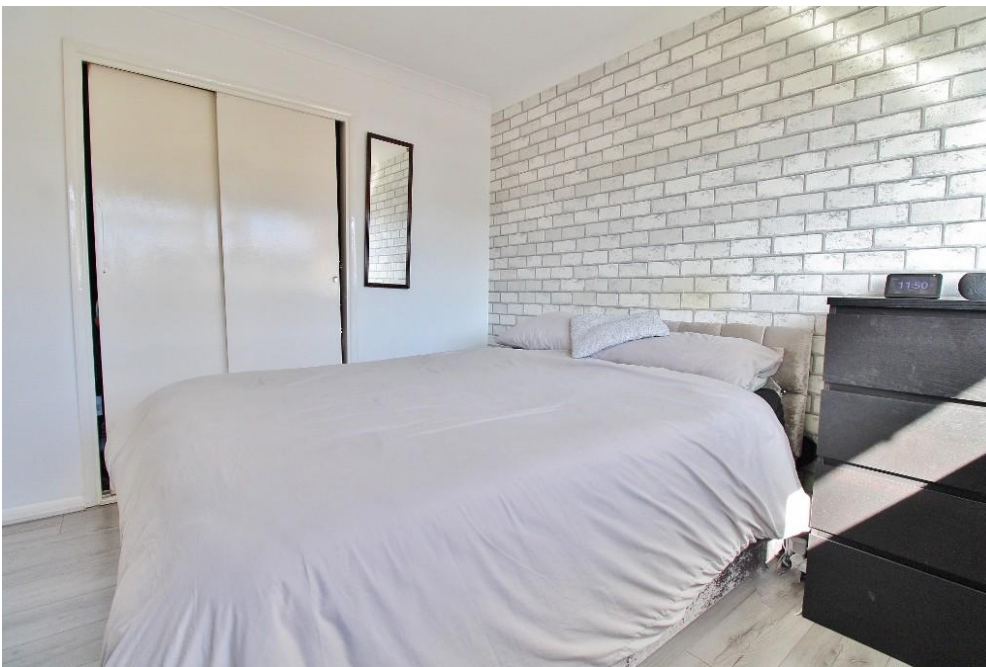


£293,995
21 Sanross Close
Hill Head, PO14 3NH

PROPERTY SUMMARY

This three bedroom house is extended and situated in a highly sought after location in Hill Head, within 500 meters of the beach. The property comprises of a wide entrance hallway, a handy downstairs W/C, a fitted kitchen which has been extended to a great size, a lounge/diner with double doors opening onto the bright conservatory, three great sized bedrooms and a fitted shower room. There are both front and rear gardens, with the pleasant rear garden being low maintenance, private and in a favourable westerly aspect. With so much to offer, this property could make an ideal first time buy, investment or family home. Please call us in our Stubbington Branch to book in and avoid missing out!





HALLWAY

LOUNGE/DINER 16' 2" x 14' 6" (4.93m x 4.42m)

CONSERVATORY 15' 10" x 7' 10" (4.83m x 2.39m)

KITCHEN 11' 11" x 9' 11" (3.63m x 3.02m)

WC 4' 4" x 3' 5" (1.32m x 1.04m)

LANDING

MASTER BEDROOM 10' 4" x 9' 11" (3.15m x 3.02m)

BEDROOM TWO 10' 7" x 8' 10" (3.23m x 2.69m)

BEDROOM THREE 7' 6" x 6' 11" (2.29m x 2.11m)

SHOWER ROOM 5' 10" x 5' 10" (1.78m x 1.78m)

OUTSIDE

REAR GARDEN

AGENTS NOTE Council Tax Band: C
EPC Rating: D



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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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