



**Jeffries  
Dibbens &**  
estate and letting agents

**75 Hill Head Road**  
Hill Head, PO14 3JP

*Exceptional*



## PROPERTY SUMMARY

We are excited to present this exceptional four-bedroom beachfront property, nestled on the desirable Hill Head Road. Boasting panoramic sea views of The Solent and the Isle of Wight, this charming character home, believed to date back to the 1800s, is a rare find. Immaculately maintained and thoughtfully designed, the property offers a cosy, south-facing living room featuring a gas fire and breath-taking sea views. The ground floor also includes a modern kitchen/dining room, perfect for entertaining, along with a luxurious four-piece bathroom suite. Upstairs, the property continues to impress with two generous double bedrooms, a separate WC, and the master bedroom, which opens onto a private balcony – the ideal spot to relax and enjoy the stunning surroundings. This property also has a loft conversion adding two additional double bedrooms. The real highlight of this property is the direct access to the beach from the shared south-facing rear garden, providing you with the ultimate coastal lifestyle. Additionally, the property benefits from a private patio area, perfect for soaking in the beauty of your surroundings. This is a truly unique opportunity to secure a character home in a beachfront location. Don't miss out – contact our Stubbington Office today to arrange your viewing!

















## **PORCH**

**SITTING/DINING ROOM** 11' 9" x 10' 10" (3.58m x 3.3m)

**KITCHEN** 13' 3" x 11' 7" (4.04m x 3.53m)

## **BATHROOM**

## **LANDING**

**MASTER BEDROOM** 12' x 11' (3.66m x 3.35m)

**BALCONY** 11' 7" x 5' 8" (3.53m x 1.73m)

**BEDROOM TWO** 13' 4" x 7' 1" (4.06m x 2.16m)

## **WC**

## **LANDING**

**BEDROOM THREE** 15' 10" x 7' 10" (4.83m x 2.39m)

**BEDROOM FOUR** 10' 10" x 8' 7" (3.3m x 2.62m)

## **OUTSIDE**

## **AGENTS NOTES**

Voluntary contribution to communal public liability insurance and grass cutting. approx. £150 per year.

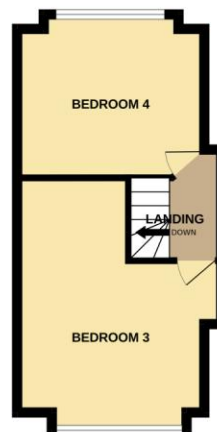
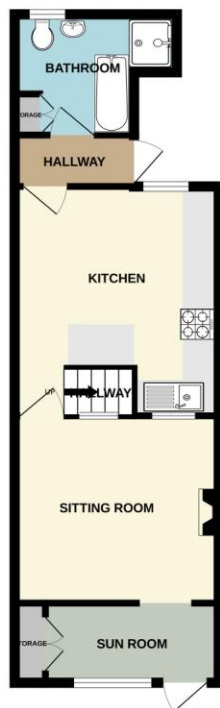




GROUND FLOOR

1ST FLOOR

2ND 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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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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