

**£325,000**

**26 Elsfred Road**

Hill Head, PO14 3NJ



## PROPERTY SUMMARY

**NO FORWARD CHAIN** This three bedroom, end terraced property is situated within 500m of Hill Head Beach and boasts great school catchments, walking distance to Stubbington Village and potential to create off-road parking, subject to relevant permissions. As you enter the wide and welcoming entrance hallway, there is a generous lounge/diner open into the fitted kitchen overlooking the garden; an ideal space for entertaining with friends and family. There are three well-proportioned bedrooms upstairs and a beautiful bathroom, refurbished with a sleek vanity unit and roll top bath. Further benefits include the versatile conservatory, currently used as a utility room, which could be a further sitting room, a pleasant front and rear garden and a garage in a block. In such a sought after location and so much to offer, this property must be viewed to fully appreciate all that is on offer! Call us now in our Stubbington Branch to book in your viewing today.







## **ENTRANCE HALL**

**LOUNGE/DINER** 23' 6" x 13' (7.16m x 3.96m)

**KITCHEN** 8' 4" x 7' 4" (2.54m x 2.24m)

**CONSERVATORY** 7' 40" x 6' 7" (3.15m x 2.01m)

## **UPSTAIRS LANDING**

**BEDROOM 1** 12' 4" x 10' (3.76m x 3.05m)

**BEDROOM 2** 10' 9" x 10' (3.28m x 3.05m)

**BEDROOM 3** 7' 6" x 7' (2.29m x 2.13m)

**BATHROOM** 7' 2" x 7' (2.18m x 2.13m)

## **OUTSIDE**

### **FRONT GARDEN**

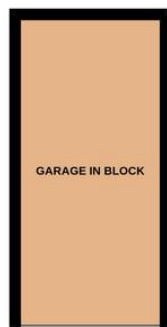
**REAR GARDEN** With rear gated access.

### **GARAGE IN BLOCK**



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.  
Made with Metropix ©2025

**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		82 B
69-80	C		
55-68	D	65 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

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
18 The Green, Stubbington,  
Fareham, Hampshire, PO14 2JG

**CONTACT**  
01329 668 511  
stubbington@dibbensproperty.co.uk  
www.jdea.co.uk