



**1b Hill Head Road**  
Hill Head, PO14 3JH

*Exceptional*



## PROPERTY SUMMARY

Tucked away down a private driveway, just moments from the serene Hill Head Beach, this delightful four- bedroom chalet bungalow offers an exceptional blend of space, comfort, and coastal charm.

Don't let its modest exterior fool you - inside, you'll discover a surprisingly expansive interior tailored for family life. At its heart, a generous 22' x 22' lounge provides abundant room for daily living and entertaining. The accommodation also includes a well-sized master suite with a private en- suite, alongside three additional double bedrooms that adapt effortlessly for family, guests, or a home office. Step outside and you'll find a sun-filled south-facing rear garden - an inviting outdoor space ideal for alfresco dining and enjoying summer days.

Adding to its appeal are meticulously crafted plans already approved at the pre-planning stage, proposing a dynamic seaside home with an inset first-floor balcony to capture breath-taking views of the Solent and Isle of Wight. However, the current bungalow more than holds its own, ready to be enjoyed as-is and already perfectly situated to deliver a complete family lifestyle by the sea.

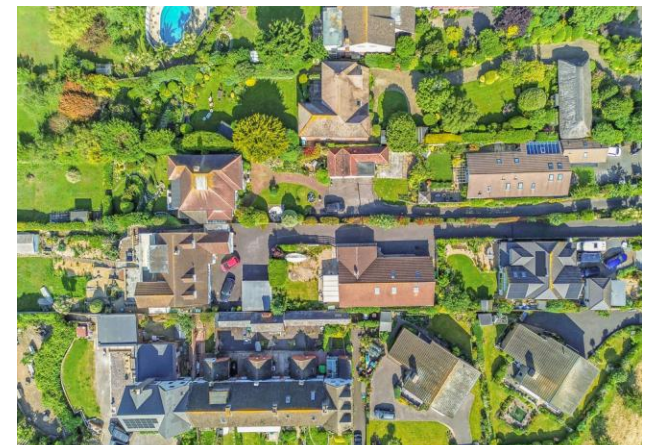
This property truly must be seen to appreciate the generous accommodation and versatile potential on offer.

Please note: A full planning application would be required to proceed with the proposed development.

4 

2 

2 









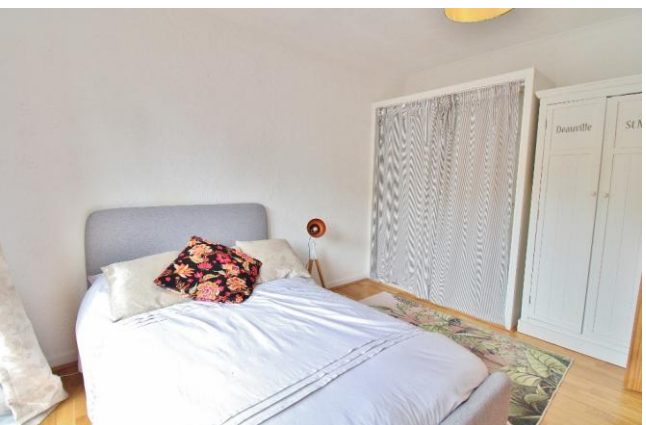












**LOCATION** Hill Head is on the coast of the Solent, south of Stubbington, west of Lee-on-the-Solent and south east of Titchfield and is the perfect location for those seeking the seaside lifestyle. The area has an abundance of amenities such as shops, eating establishments, Sailing clubs and Titchfield Haven Nature Reserve. Hill Head is particularly popular with those passionate about watersports - sailing, windsurfing, kitesurfing and fishing being the most popular pastimes upon its shores.

#### **ENTRANCE HALLWAY**

**LOUNGE** 22' 9" x 22' 4" (6.93m x 6.81m)

**CONSERVATORY** 16' 2" x 10' 9" (4.93m x 3.28m)

**KITCHEN** 19' 5" x 14' 11" (5.92m x 4.55m)

**BEDROOM THREE** 12' 10" x 11' 9" (3.91m x 3.58m)

**UTILITY ROOM** 9' 9" x 8' 11" (2.97m x 2.72m)

**BEDROOM ONE** 22' 6" x 14' 2" (6.86m x 4.32m)

**ENSUITE** 9' 6" x 4' 10" (2.9m x 1.47m)

**BEDROOM FOUR** 12' 11" x 10' 1" (3.94m x 3.07m)

**BATHROOM** 7' 11" x 7' 5" (2.41m x 2.26m)

**STORAGE CUPBOARD** Originally a downstairs toilet - there is plumbing in place to re-instate this room as a cloakroom.

#### **UPSTAIRS LANDING**

**BEDROOM TWO** 14' 3" x 13' 0" (4.34m x 3.96m)

**DRESSING ROOM** 10' 4" x 13' (3.15m x 3.96m maximum measurements)

**W/C**

#### **OUTSIDE**

#### **OFF ROAD PARKING**

**INTEGRAL GARAGE** 17' 10" x 9' 0" (5.44m x 2.74m)

#### **REAR GARDEN**

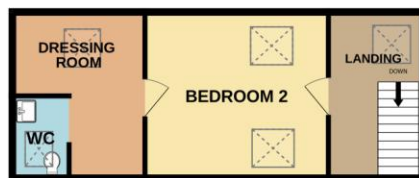
**PLANS** Our current owners have been through a very thorough pre-planning process with the spectacular designs that have been professionally drawn up. The proposed build is for a modernist, four bedroom house with an inset, south facing balcony overlooking the Solent. A gym, double garage, open-plan living space and extra reception rooms will make this home one of a kind.

For more information and for a preview of these plans, please contact our Stubbington Branch.

# GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

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



*Exceptional*

**f** @JeffriesAndDibbens

**ig** @JeffriesAndDibbens

**tw** @JeffriesDibbens

18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG