



**Jeffries
Dibbens &**
estate and letting agents

46 Cliff Road
Hill Head, PO14 3JT

Exceptional

PROPERTY SUMMARY

Set in one of the south coast's most sought-after positions, this spacious waterfront home offers spectacular sea views across Hill Head Harbour and sailing club stretching to the Isle of Wight. This unique residence provides versatile accommodation extending to approximately 2,525 sq ft (plus outbuildings), with generous reception rooms, four bedrooms, and a delightful garden overlooking the Solent.

The property is designed in an 'upside-down' layout to take full advantage of its stunning position. Entry is via the first floor, where a welcoming hallway leads to the main living spaces. The generous sitting room opens onto a wide, wrap-around balcony, framing panoramic views. A bright dining room connects to both the kitchen and the conservatory, creating a sociable and light-filled heart to the home. The principal bedroom and an ensuite shower room are also located on this level.

The ground floor provides three further bedrooms, including a particularly spacious guest suite with fitted storage, along with a bathroom, utility room, and internal access to the double garage.

The property is complemented by mature gardens, with seating areas that provide privacy as well as open views towards the sea. A summer house and a boat house with store offer excellent additional space for leisure and hobbies. Ample driveway parking is provided to the front.

Beautifully positioned directly behind the Titchfield Haven Nature Reserve, the home combines a tranquil backdrop of protected wetlands with uninterrupted views of the Solent. With its prime seafront setting, spacious layout, and scope for personalisation, this property represents a rare opportunity to acquire a coastal home along with the idyllic seaside lifestyle.

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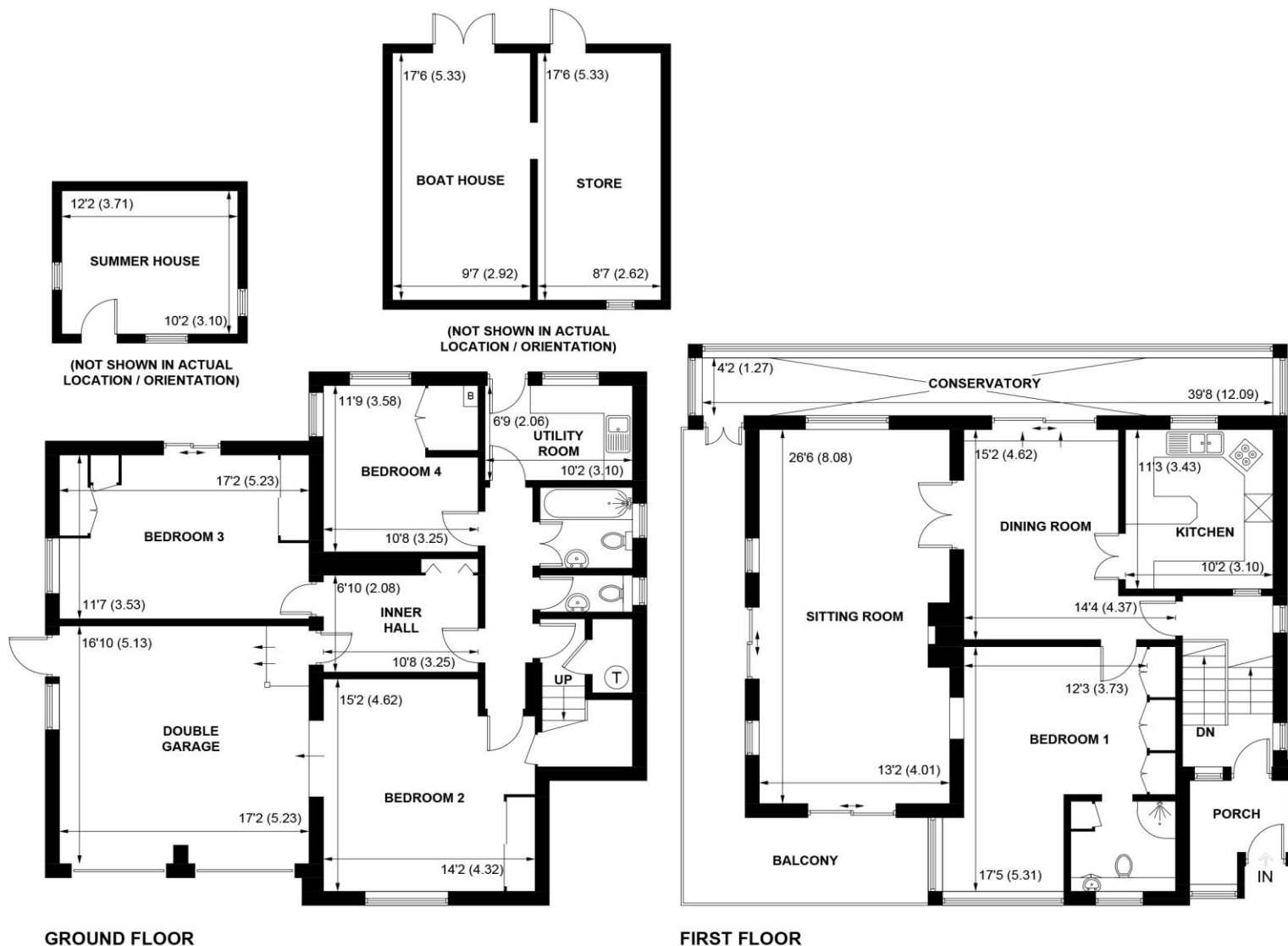


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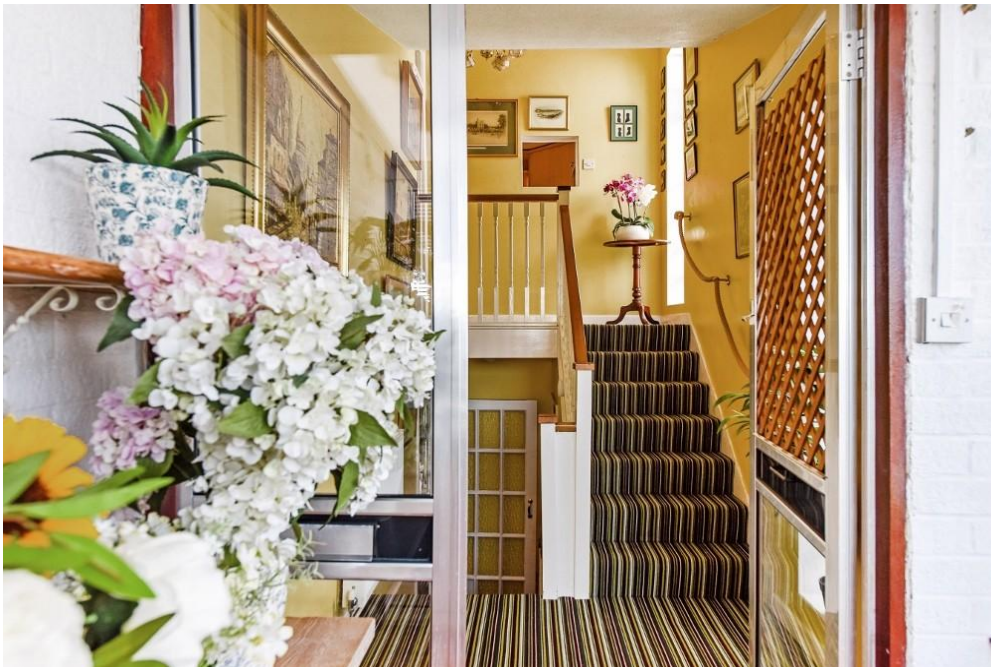


**APPROXIMATE GROSS INTERNAL AREA = 2525 SQ FT / 234.6 SQ M
(INCLUDING DOUBLE GARAGE)**

OUTBUILDINGS = 449 SQ FT / 41.7 SQ M

TOTAL = 2974 SQ FT / 276.3 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
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LOCATION Hill Head is a peaceful coastal area in Hampshire, England, set on the Solent between Lee-on-the-Solent and the nearby village of Stubbington. Known for its shingle beach and far-reaching views across to the Isle of Wight, it offers a quieter alternative to busier resorts, with sailing, windsurfing, and coastal walks on the doorstep. The area borders the Titchfield Haven National Nature Reserve, attracting nature lovers and birdwatchers. With its relaxed atmosphere, strong sense of community, and easy access to both countryside and coast, Hill Head is considered a lovely place to live - combining the charm of seaside living with a calm, residential feel.

FIRST FLOOR

PORCH

ENTRANCE HALLWAY

KITCHEN 11' 3" x 10' 2" (3.43m x 3.1m)

SITTING ROOM 26' 6" x 13' 2" (8.08m x 4.01m)

DINING ROOM 15' 2" x 14' 4" (4.62m x 4.37m)

CONSERVATORY 39' 8" x 4' 2" (12.09m x 1.27m)

BALCONY

BEDROOM 1 17' 5" x 12' 3" (5.31m x 3.73m)

ENSUITE

GROUND FLOOR

BEDROOM 2 15' 2" x 14' 2" (4.62m x 4.32m)

BEDROOM 3 17' 2" x 11' 7" (5.23m x 3.53m)

BEDROOM 4 11' 9" x 10' 8" (3.58m x 3.25m)

W/C

FAMILY BATHROOM

UTILITY ROOM 10' 2" x 6' 9" (3.1m x 2.06m)

INTEGRAL DOUBLE GARAGE 17' 2" x 16' 10" (5.23m x 5.13m)

OUTSIDE

DRIVEWAY PARKING

FRONT GARDEN

REAR GARDEN

BOAT HOUSE AND STORE 17' 6" x 18' 2" (5.33m x 5.54m)

SUMMER HOUSE 12' 2" x 10' 2" (3.71m x 3.1m)





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		
69-80	C		69 C
55-68	D	61 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of **£24 inc VAT** to facilitate this requirement.



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