



Dormers, Crofton Avenue  
Hill Head, PO13 9NJ

Exceptional

#### PROPERTY SUMMARY

Comprising of approximately 7160 square feet, this impressive family home is situated on Hill Head Seafront and boasts panoramic views across the Solent to the Isle of Wight. The current owners have extensively renovated and extended the property, adding a heated swimming pool with deck, a fully equipped, sea-facing gym and a sleek office with vaulted ceilings. This detached home comprises of six bedrooms, four bathrooms and five reception rooms and still has scope to expand further due to the property's extensive plot. The property is positioned nine meters above sea level and the decked balcony on the first floor overlooks the spectacular beach side views. There have been plans previously drawn up and approved to build a separate dwelling (detached bungalow) on the land and this potential remains, subject to appropriate planning. Further to this, there is valid planning permission for a kitchen extension (please see plans with brochure). The house faces south and enjoys a sunrise from the bottom of the garden to a sunset from the new balcony. Just a few further benefits include driveway parking with new electric gates with Number Plate Recognition and Facial ID recognition entry system, a triple garage with electric doors and a brand new gas central heating system as well as fully rewired electrics. With a private pathway leading to the seafront just 20 meters away, this coastal property could be perfect for those looking to live in a touch of paradise.





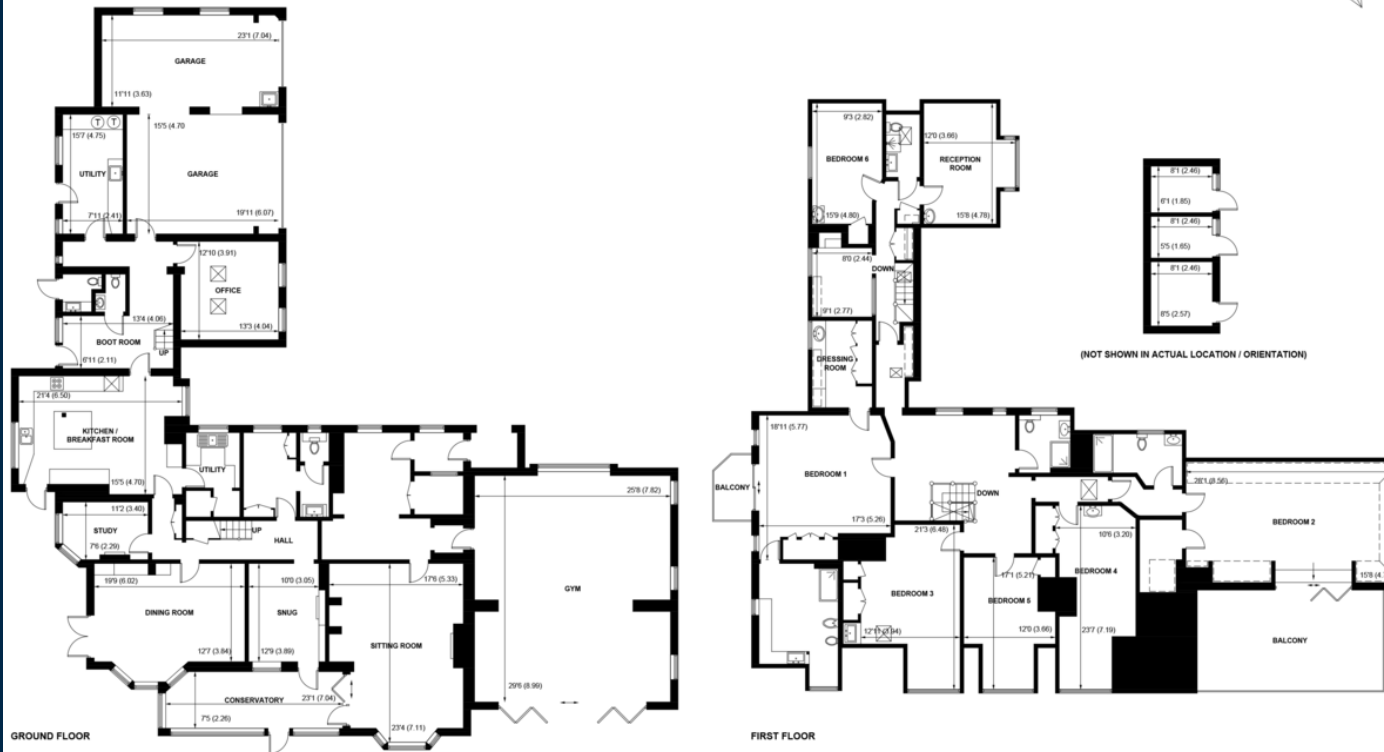








|                                                      |                                                |
|------------------------------------------------------|------------------------------------------------|
| PORCH                                                | DRESSING ROOM                                  |
| ENTRANCE HALL                                        | SHOW ER ROOM                                   |
| COAT CUPBOARD                                        | BEDROOM 2 28' 1" x 15' 8" (8.56m x 4.78m)      |
| CLOAKROOM                                            | BALCONY                                        |
| SITTING ROOM 23' 4" x 17' 6" (7.11m x 5.33m)         | SHOW ER ROOM                                   |
| SNUG 12' 9" x 10' 0" (3.89m x 3.05m)                 | BEDROOM 3 21' 3" x 12' 11" (6.48m x 3.94m)     |
| DINING ROOM 19' 9" x 12' 7" (6.02m x 3.84m)          | BEDROOM 4 23' 7" x 10' 6" (7.19m x 3.2m)       |
| CONSERVATORY 23' 1" x 7' 5" (7.04m x 2.26m)          | BEDROOM 5 17' 1" x 12' 0" (5.21m x 3.66m)      |
| STUDY 11' 2" x 7' 6" (3.4m x 2.29m)                  | BEDROOM 6 15' 9" x 9' 3" (4.8m x 2.82m)        |
| KITCHEN/BREAKFAST ROOM 21' 4" x 15' 5" (6.5m x 4.7m) | RECEPTION ROOM 15' 8" x 12' 0" (4.78m x 3.66m) |
| UTILITY ROOM                                         | STORAGE ROOM                                   |
| BOOT ROOM 13' 4" x 6' 11" (4.06m x 2.11m)            | OUTSIDE                                        |
| CLOAKROOM                                            | GAR AGE 19' 11" x 15' 5" (6.07m x 4.7m)        |
| OFFICE 13' 3" x 12' 10" (4.04m x 3.91m)              | OUTSIDE W/C                                    |
| BOILER ROOM 15' 7" x 7' 11" (4.75m x 2.41m)          | GAR AGE 23' 1" x 11' 11" (7.04m x 3.63m)       |
| GYM 29' 6" x 25' 8" (8.99m x 7.82m)                  | FRONT GARDEN                                   |
| UPSTAIRS LANDING                                     | DRIVEWAY PARKING                               |
| BEDROOM 1 18' 11" x 17' 3" (5.77m x 5.26m)           | REAR GARDEN                                    |
| BALCONY                                              | HEATED SWIMMING POOL                           |
| ENSUITE                                              |                                                |



APPROXIMATE GROSS INTERNAL AREA = 6985 SQ FT / 648.9 SQ M  
OUTBUILDING = 171 SQ FT / 15.9 SQ M  
TOTAL = 7156 SQ FT / 664.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band H

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |

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