

OFFERS IN EXCESS OF £425,000

THE HILLWAY, PORTCHESTER, PO16 8BP



- Four Bedrooms
- Entrance Porch & Hallway
- L-Shaped Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- Family Bathroom
- En-Suite Bathrppm To Bedroom One
- UPVC Double Glazed Windows
- Gas Fired Central Heating
- Off Street Parking
- Detached Brick Built Garage/Workshop
- Enclosed Rear Garden

Portchester Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2659

Council Tax Band: D

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

UPVC double glazed window to side elevation and tiled flooring. Further internal door to:

Entrance Hallway:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, wood effect laminate flooring, dado rail and coving to flat ceiling. Door to:

Downstairs Cloakroom:-

Opaque UPVC double glazed window to side elevation, suite comprising close: coupled W.C., wash hand basin with tiled splashback, radiator and tiled flooring.

L-Shaped Lounge/Dining Room:-

27' 8" Into Bay x 17' 7" (8.43m x 5.36m) L-Shaped, Maximum Measurements

A dual aspect room with UPVC double glazed bay window to front elevation and further double glazed window to side elevation, two radiators, feature fireplace with black granite inset, hearth and multi fuel stove inset, space for table and chairs, TV aerial point and coving to flat ceiling. Doors to:



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Kitchen/Breakfast Room:-
17' 3" x 13' 5" (5.25m x 4.09m)

UPVC double glazed window to rear elevation overlooking the garden, further UPVC double glazed window to side elevation, extensive range of fitted base, eye level and glass display units, roll top work surfaces incorporating breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for a range style cooker, matching larder cupboard housing gas central heating boiler, space and plumbing for dishwasher and washing machine, space for additional appliances, coving to flat ceiling with spotlighting inset and UPVC part double glazed door leading to rear garden.



First Floor Landing:-

UPVC double glazed window to side elevation, dado rail, door to inner lobby with stairs leading to top floor. Doors to:

Bedroom Two:-

14' 5" Into Bay x 11' 6" (4.39m x 3.50m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and coving to textured ceiling



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Bedroom Three:-

9' 5" x 8' 11" (2.87m x 2.72m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, under stairs storage recess and coving to textured ceiling.

Bedroom Four:-

8' 8" x 8' 2" (2.64m x 2.49m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to textured ceiling.



Second Floor:-

Bedroom One:-

17' 2" x 16' 4" (5.23m x 4.97m) Maximum Measurements

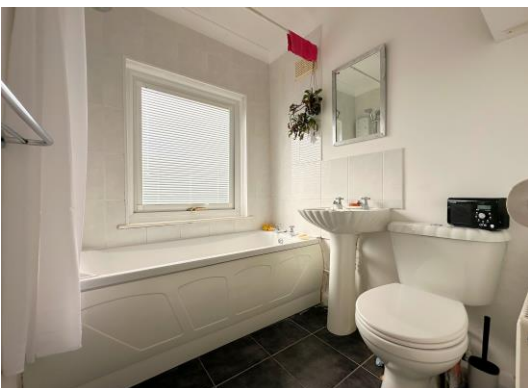
A dual aspect room with twin double glazed Velux windows to front elevation with views towards Portsmouth Harbour and further UPVC double glazed window to rear elevation, radiator, access to eaves storage and flat ceiling with spotlighting inset. Door to:



Family Bathroom:-

6' 3" x 5' 8" (1.90m x 1.73m)

Opaque UPVC double glazed window to front elevation with fitted blind, white suite comprising: panelled bath with Triton electric shower over, pedestal wash hand basin, close coupled W.C., radiator, part tiled walls and coving to textured ceiling.



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En Suite Bathroom:-

7' 2" x 6' 11" (2.18m x 2.11m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white four piece suite comprising: panelled corner spa bath with mixer tap and handheld shower attachment with additional Triton electric shower unit over, close coupled W.C., bidet with mixer tap, pedestal wash hand basin, radiator, tiled walls, extractor and flat ceiling with spotlighting inset.



Rear Garden:-

Patio area for socializing and entertaining purposes, water tap, the remainder is mainly laid to lawn with shrub borders, mature hedging, bushes and trees.



Outside:-

Ample off street parking to front with extended dropped kerb and external power points. Secure wooden gates allow side vehicular and pedestrian access to:



Garage/Workshop:-

Detached, up and over door, brick built, power and light connected, two windows to side and ample loft storage with Velux window.

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