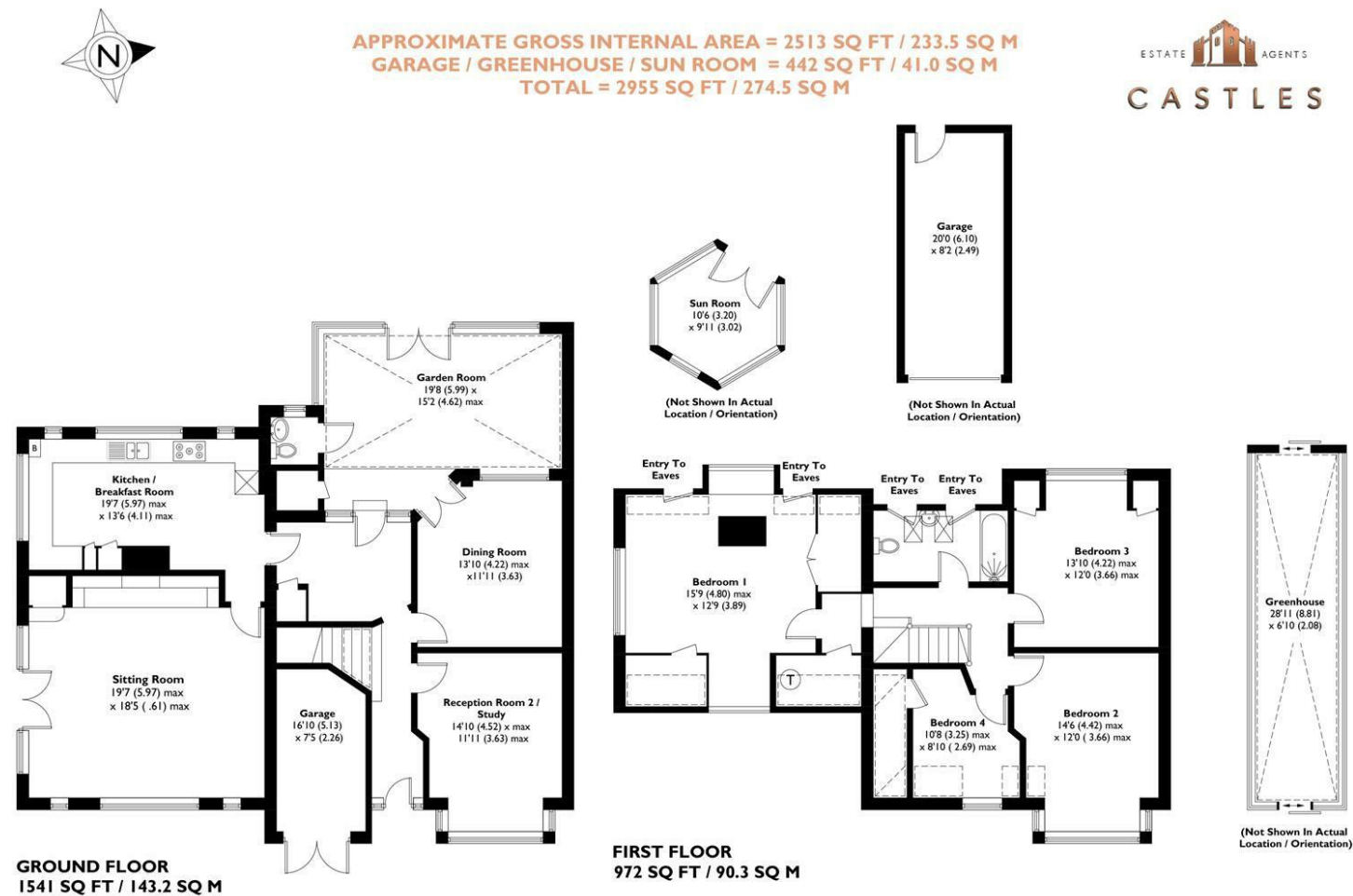


Floor Plan



**59 Hill Road**  
**Fareham, PO16 8JZ**

We are pleased to welcome to the market this four bedroom detached family home with off road parking and detached garage located on a substantial plot in Hill Road, Portchester.

This property offers a great investment opportunity to someone as to the side there is a large plot with rear access for potentially 2 - 3 new homes subject to relevant planning permission consents.

The ground floor of this home features a lounge room, kitchen breakfast room, separate dining room, large conservatory and a study which could be utilised as bedroom five if required.

Moving up to the first floor there are four bedrooms, three of which are generous doubles, and a family bathroom.

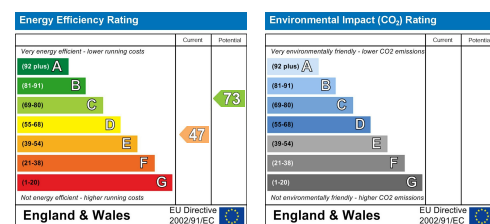
Externally there is off road parking to the front and an integral garage. To the rear accessible from Hill View Road is another driveway for four cars and a detached garage.

There are breathtaking views of the solent on offer from the property and the surrounding grounds.

For more information or to arrange a viewing please call Castles today.

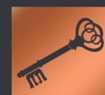
**Guide price £975,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**59 Hill Road**  
Fareham, PO16 8JZ



- LARGE FAMILY HOME
- OFF ROAD PARKING
- FOUR/FIVE BEDROOMS
- SOLENT VIEWS
- POTENTIAL BUILDING PLOT TO THE SIDE
- DETACHED GARAGE
- FOUR RECEPTION ROOMS
- SUBSTANTIAL PLOT

**SITTING ROOM**  
19'7" x 18'5" (5.97m x 5.61m)

**KITCHEN / BREAKFAST**  
19'4" x 13'5" (5.9 x 4.1)

**DINING ROOM**  
13'9" x 11'9" (4.2 x 3.6)

**GARDEN ROOM**  
19'4" x 15'1" (5.9 x 4.6)

**STUDY**  
14'9" x 11'9" (4.5 x 3.6)

**INTEGRAL GARAGE**  
16'8" x 7'2" (5.1 x 2.2)

**BEDROOM ONE**  
15'8" x 12'5" (4.8 x 3.8)

**BEDROOM TWO**  
14'5" x 11'9" (4.4 x 3.6)

**BEDROOM THREE**  
13'9" x 11'9" (4.2 x 3.6)

**BEDROOM FOUR**  
10'5" x 8'6" (3.2 x 2.6)

**BATHROOM**  
**DETACHED GARAGE**

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent

mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

