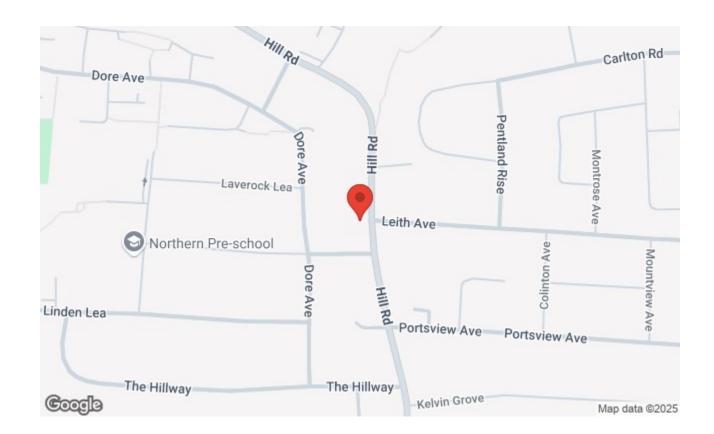
## Hill Road, Portchester, PO16 Approximate Area = 2414 sq ft / 224.2 sq m Limited Use Area(s) = 75 sq ft / 6.9 sq m Garage = 292 sq ft / 27.1 sq m Outbuilding = 279 sq ft / 25.9 sq m Denotes restricted Total = 3060 sq ft / 284.1 sq m For identification only - Not to scale Green House 29'5 (8.97) x 6'10 (2.09) Bedroom 2 14'8 (4.47) x 12' (3.65)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1268777



79 High Street, Fareham, Hampshire, PO16 7AX t: 01329756500



# Guide Price £900,000 Hill Road, Portchester PO16 8JZ







**DETACHED HOUSE** 

SUBSTANTIAL GARDENS

FOUR BEDROOMS

LIVING ROOM PLUS THREE FURTHER RECEPTION ROOMS

KITCHEN

2414 SQFT OF LIVING SPACE

TWO GARAGES PLUS LARGE DRIVEWAY

VIEWS ACROSS THE SOLENT

REQUESTED STREET WITHIN PORTCHESTER

Nestled in the sought-after Hill Road, Portchester, this distinguished four-bedroom detached residence presents a rare opportunity to create your dream home. Set on a substantial plot with breathtaking views of the Solent, this property combines classic charm with exciting potential for enhancement.

Upon entering, you are welcomed by spacious interiors featuring exquisite parquet and hardwood flooring, adding character and warmth throughout. The ground floor offers a generous lounge, a wellproportioned kitchen breakfast room, a formal dining area, and a large conservatory, providing an abundance of natural light and scenic garden views. A dedicated study offers versatility and could easily serve as a fifth bedroom if required.

Upstairs, four well-sized bedrooms—including three spacious doubles—are accompanied by a family bathroom, awaiting a contemporary touch to match the grandeur of the home

Externally, the property benefits from off-road POTENTIAL BUILDING PLOTS TO THE SIDE parking at the front, an integral garage, and a detached garage. A second driveway, accessed via Hill View Road, provides additional parking for up to four vehicles

While this home does require some modernisation, it offers the perfect canvas for those looking to add their own style and value. Furthermore, the expansive side plot—with convenient rear access—presents a lucrative development opportunity, with the potential for two to three new homes (subject to planning

Offering timeless appeal, unmatched potential, and spectacular coastal views, this is a unique opportunity for buyers seeking a forever home or a rewarding investment. Viewing is highly recommended to fully appreciate all this property has to offer.

Call today to arrange a viewing 01329756500 www.bernardsestates.co.uk





### PROPERTY INFORMATION

Portchester is a village in the Borough of Fareham in Hampshire, England. It Portsmouth and around 18 miles east of Southampton on the A27 road. Port Solent with its many shops, bars and restaurants is popular with Portchester east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

### **SCHOOLS**

Cams Hill Portchester Secondary Wicor Primary Northern Infant Northern Junior Red Barn Primary Castle Primary

COUNCIL TAX BAND - F Fareham Borough Council £3,126.58

## ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check proof of address and proof of name AML check being completed.

### **BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of

**England & Wales** 

who they are buying and selling

is 4 miles (6.4 km) northwest of If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to residents and is just 2.3 miles to the protect your health, home, and income, look no further!

### OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

#### **REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a

### SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with should be completed in branch. Please problems that we strongly urge you to call the office to book an AML check if avoid. A local, established and you would like to make an offer on this experienced conveyancer will property. Please note the AML check safeguard your interests and get the includes taking a copy of the two forms job done in a timely manner. Bernards of identification for each purchaser. A can recommend several local firms of solicitors who have the necessary local document is required. Please note we knowledge and will provide a cannot put forward an offer without the personable service. Please ask a member of our sales team for further























