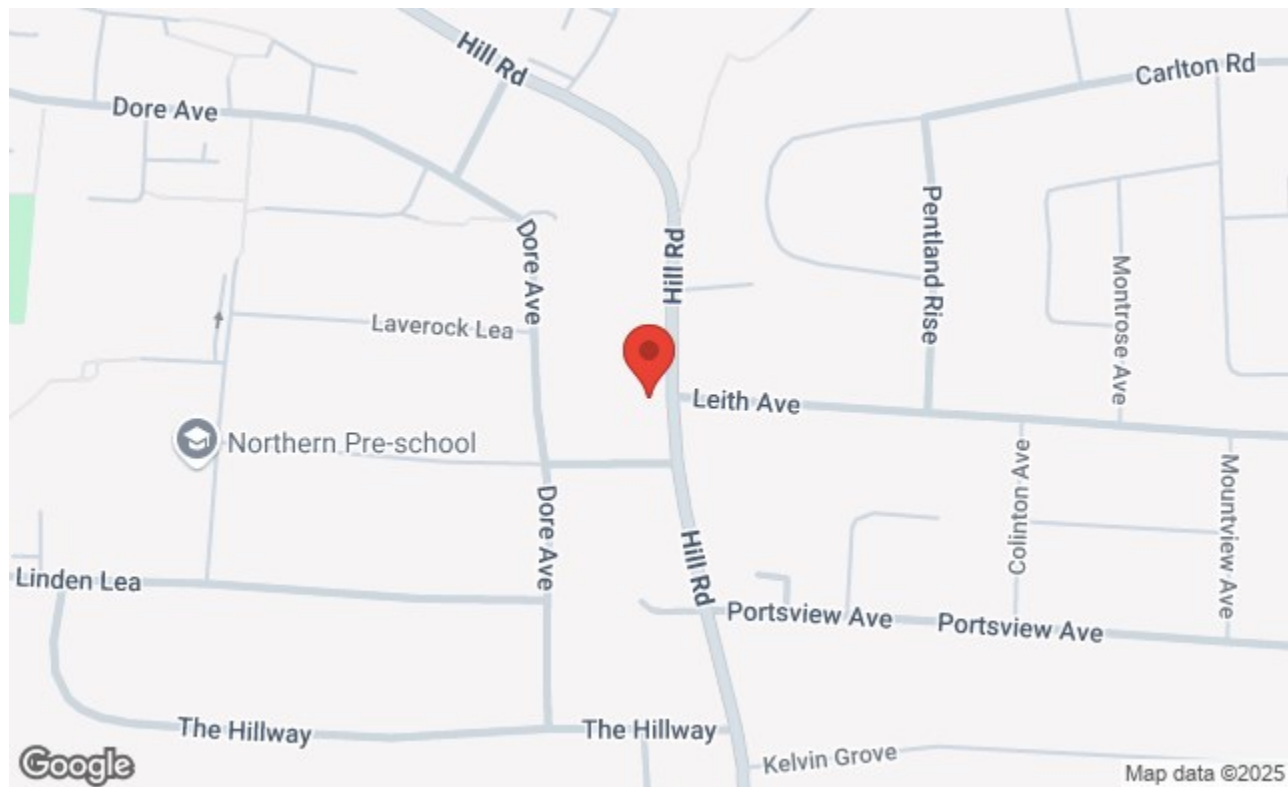


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1268777



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



Offers In Excess Of £850,000

Hill Road, Portchester PO16 8JZ



HIGHLIGHTS

- 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
- POTENTIAL BUILDING PLOTS TO THE SIDE

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 well-proportioned 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 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 permission).

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

LOCATION

Portchester is a village in the Borough of Fareham in Hampshire, England. It is 4 miles (6.4 km) northwest of 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 residents and is just 2.3 miles to the 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 (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the 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

who they are buying and selling through.

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 protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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 quotation.

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 problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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