



GUIDE PRICE

**£650,000-£670,000**

**64 Hill Road**

Portchester, PO16 8JY



## PROPERTY SUMMARY

Set on the desirable hillslopes of Portchester and enjoying far-reaching views across the Solent, this substantial detached three-bedroom family home offers spacious and versatile living in a sought after location. The accommodation comprises an extended and generously sized kitchen/diner that forms the heart of the home, complemented by a snug and study area, a separate lounge, a convenient downstairs cloakroom as well as a boot room to the side of the property. Upstairs, there are three well-proportioned bedrooms, a modern four piece family bathroom and an en-suite shower room. Outside, the staggered landscaped garden creates an attractive spacious outdoor space, while the in-and-out driveway and large garage provides ample off-road parking for multiple vehicles. We strongly recommend arranging a viewing to appreciate what this charming property has to offer!







**PORCH** 3' 11" x 11' 9" (1.19m x 3.58m)

**HALLWAY** 10' 4" x 9' 8" (3.15m x 2.95m)

**LOUNGE** 15' 7" x 15' 4" (4.75m x 4.67m)

**WC** 2' 9" x 6' 11" (0.84m x 2.11m)

**KITCHEN/DINER** 27' 2" x 12' 2" (8.28m x 3.71m)

**STUDY AREA** 6' 6" x 16' 1" (1.98m x 4.9m)

**SNUG** 12' 1" x 15' 4" (3.68m x 4.67m)

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 15' 7" into bay x 12' 10" excluding wardrobes depth (4.75m x 3.91m)

**BEDROOM TWO** 10' 1" excluding wardrobes depth x 11' 11" (3.07m x 3.63m)

**EN-SUITE** 4' 9" x 4' 3" (1.45m x 1.3m)

**BEDROOM THREE** 12' 11" x 8' 5" (3.94m x 2.57m)

**BATHROOM** 4' 9" x 11' 4" (1.45m x 3.45m)

**UTILITY ROOM** 12' 6" x 4' 10" (3.81m x 1.47m)

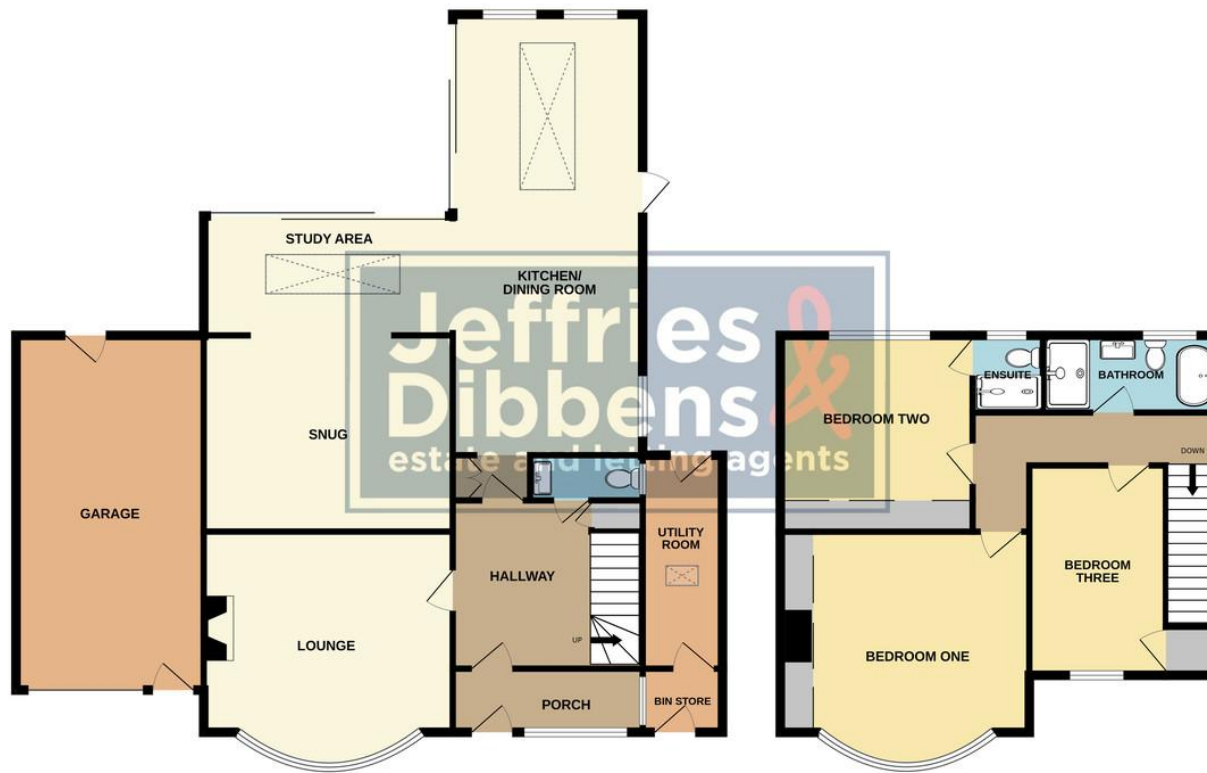
**GARAGE** 21' 10" x 11' 7" (6.65m x 3.53m)

**GARDEN**

**DRIVEWAY**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW.

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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