



£450,000 Freehold



18 Hill Road
Portchester
Fareham
PO16 8LA

- Detached Family Home
- Four Bedrooms
- Beautifully Presented
- Ample Off Road Parking

Email - portchester@jeffries.co.uk Tel - 023 9243 5000

"Situated on the popular Hill Road with its close proximity to the station and town centre is this fabulously presented and spacious four bedroom detached family home. The property has undergone a complete refurbishment by the current owners and offers in addition to the four decent bedrooms, a newly fitted contemporary kitchen and bathroom, spacious lounge and dining area, study, low maintenance rear garden and ample off road parking. Viewing is highly advised. "

Matt Spacey, Senior Branch Manager, Portchester & Fareham Office

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, vertical radiator, opening to kitchen, wood flooring, door to:-

CLOAKROOM

7' 11" x 2' 11" (2.41m x 0.89m) Side aspect double glazed window, hand wash basin with mixer tap, tiled splash back, low level WC with shelf above, heated towel rail, tiled flooring.

LOUNGE/DINER

19' 2" x 12' 11" (5.84m x 3.94m) Double glazed window and sliding patio doors overlooking and accessing the rear garden, radiator, wood flooring.

KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m) Front aspect double glazed window, range of newly fitted wall and base units, Corian work surfaces with inset draining area, stainless steel sink unit with mixer tap, part tiled walls, built under oven with hob and hood over, integrated dishwasher, space for washing machine and fridge/freezer, porcelain tiled floor, cupboard housing boiler.

FIRST FLOOR LANDING

Side aspect double glazed window with partial views towards Portsmouth Harbour, access to loft. Doors to:-

BEDROOM

12' 11" x 9' 11" (3.94m x 3.02m) Rear aspect double glazed window, range of fitted modern bedroom furniture, radiator.

BEDROOM

12' 11" x 8' 7" (3.94m x 2.62m) Rear aspect double glazed window, radiator.

BEDROOM

10' 3" x 9' 7" (3.12m x 2.92m) Front aspect double glazed window, radiator, storage cupboard.

BEDROOM

8' 8" x 8' 7" (2.64m x 2.62m) Front aspect double glazed window, radiator.

BATHROOM

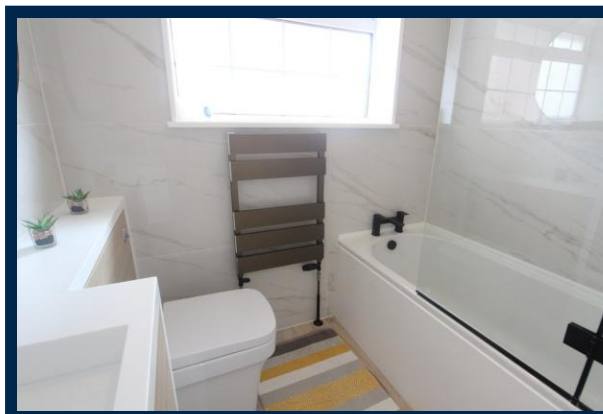
Side aspect double glazed window, newly fitted suite comprising of panelled bath with mixer tap and shower over, low level WC, modern vanity hand wash basin and storage, tiled walls, tiled floor.

GARDEN

Raised artificial lawn area, raised decked area, modern summer house, side pedestrian access.

FRONT

Block paved off road parking for numerous vehicles.



Free solicitor quotes available on request

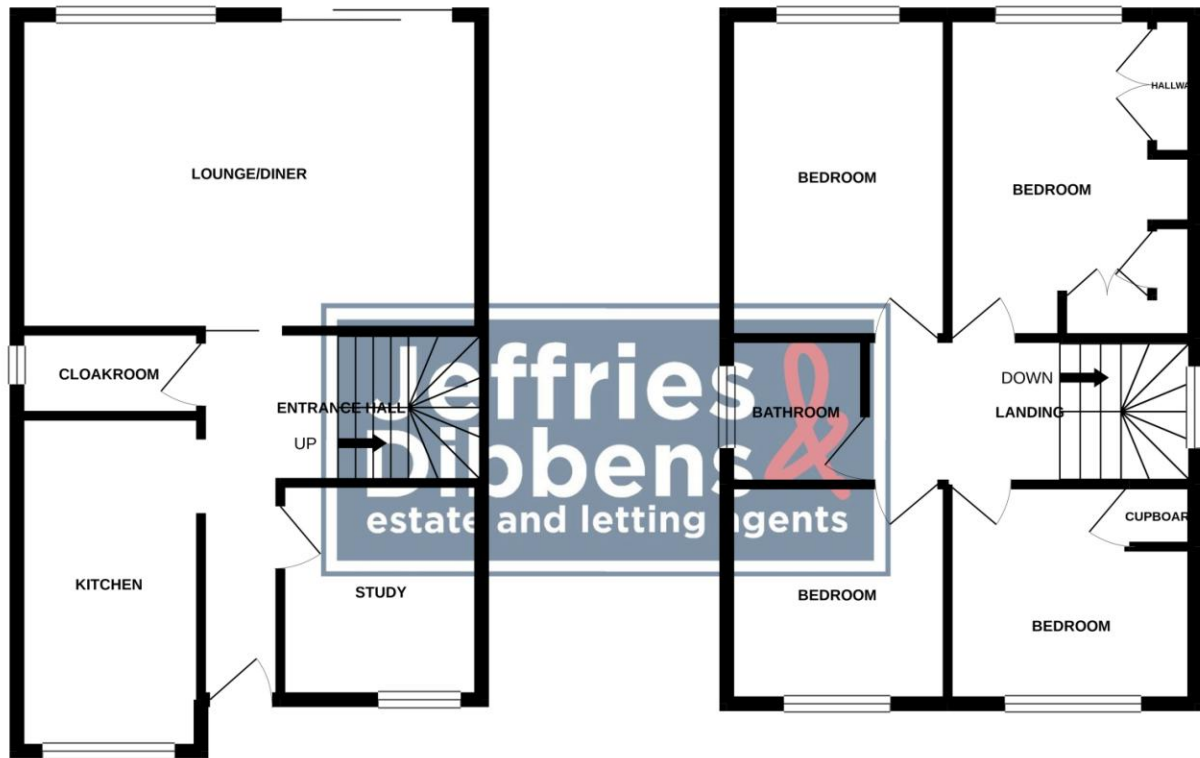


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit our 'Graham Jeffries Mortgage Desk'

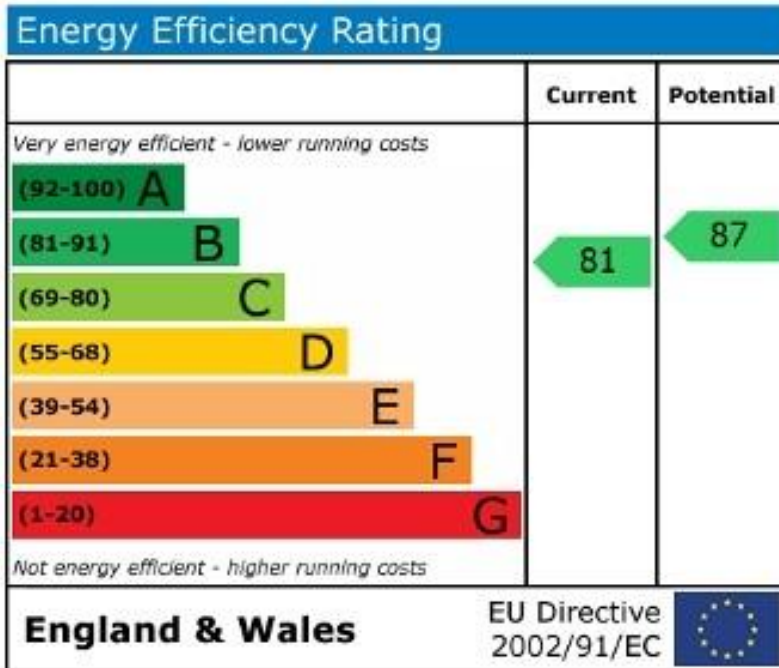
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

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



See hundreds of properties on www.zoopla.co.uk