

A unique opportunity to acquire this individual three bedroom chalet style home ideally located close to Hill Head foreshore. Benefits to the home include a superb open plan kitchen/diner and an impressive en-suite master bedroom.

The Accommodation Comprises
Front door to:

Entrance Hall
Stairs to first floor.

Lounge 20' 2" x 10' 11" (6.14m x 3.32m)
Bespoke timber-framed double glazed window to front elevation, fireplace with open fire.

Kitchen/Dining/Family Room 18' 9" x 19' 4" (5.71m x 5.89m) maximum measurements
Inset spotlighting, fitted with a modern range of base cupboards and matching eye level units, solid oak work surfaces, one and a half bowl single drainer ceramic sink unit with mixer tap, integrated induction hob with extractor hood over, double electric eye-level oven, integrated fridge and dishwasher, cupboard housing boiler. The dining area features underfloor heating, exposed oak beams, double glazed windows and sliding doors to the rear elevation.

Utility Room 7' 10" x 5' 1" (2.39m x 1.55m)
Bespoke timber-framed double glazed window to side elevation, space and plumbing for washing machine and fridge freezer, inset sink unit.

Shower Room
Inset spotlighting, bespoke timber-framed obscured double glazed window to side elevation, corner shower cubicle with mains shower, WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, chrome ladder-style radiator, tiled floor,

First Floor

Bedroom One 13' 1" x 10' 0" (3.98m x 3.05m) plus door recess
Feature vaulted ceiling with exposed oak beams, double glazed Juliette balcony doors and windows to rear elevation, Velux windows, inset spotlighting, fitted cupboard.

En Suite
Inset spotlighting, shower cubicle with mains shower, WC with concealed cistern, wash hand basin set in vanity unit with mixer tap.

Bedroom Two 14' 8" x 10' 11" (4.47m x 3.32m) plus recess
Bespoke timber-framed double glazed window to front elevation.

Bedroom Three 11' 0" x 8' 11" (3.35m x 2.72m) maximum measurements
Bespoke timber-framed double glazed window to side elevation, built in wardrobes with sliding doors.

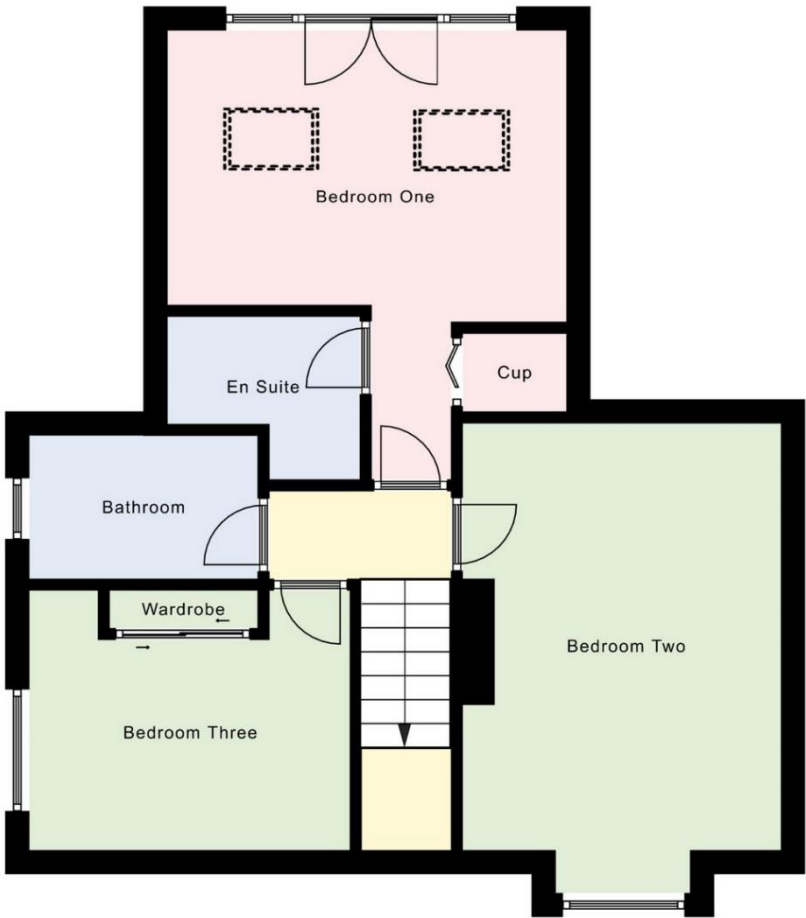
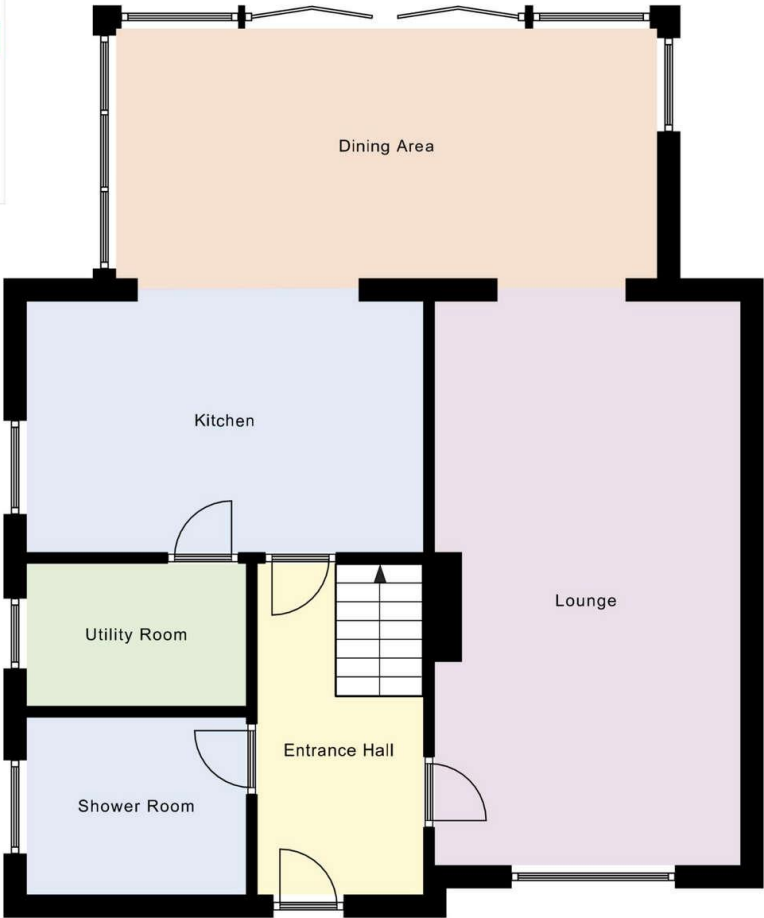
Bathroom
Inset spotlighting, bespoke timber-framed obscured double glazed window to side elevation, close coupled WC, wash hand basin set on vanity unit with mixer tap, modern free standing bath with mixer tap and hand shower attachment, chrome ladder-style radiator.

Outside
To the rear of the property is a low maintenance seating area. To the side and front is a lawned area with established trees and shrubs, wrapping around the property. There is a driveway leading to a double garage with two up and over doors.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£600,000

Short Road, Hill Head, PO14 3HP

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT