

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.

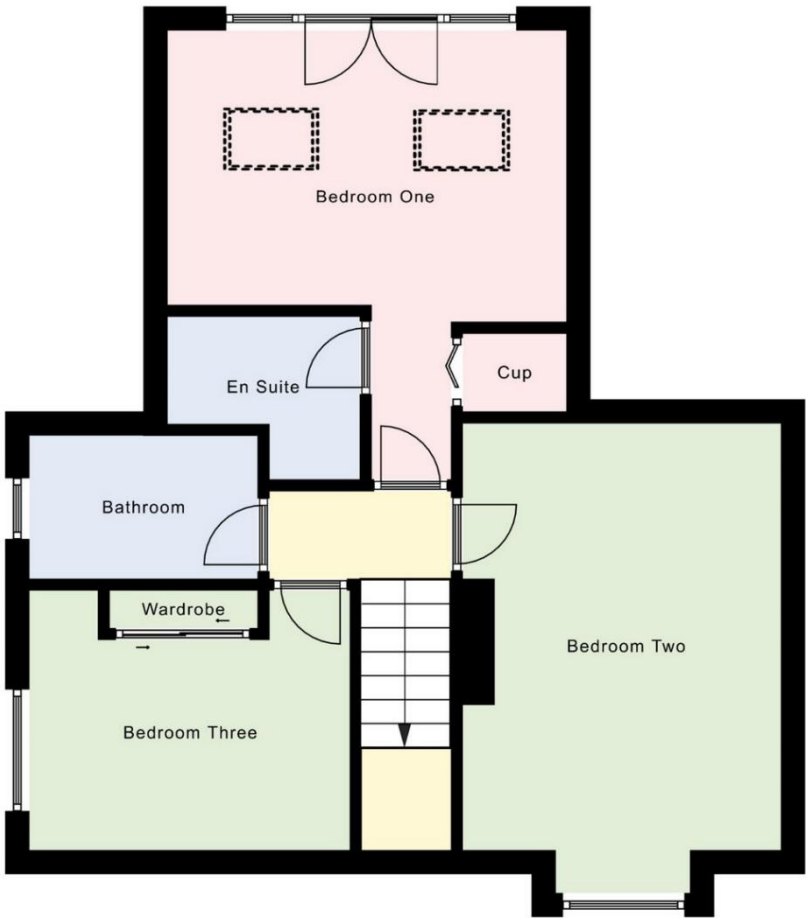
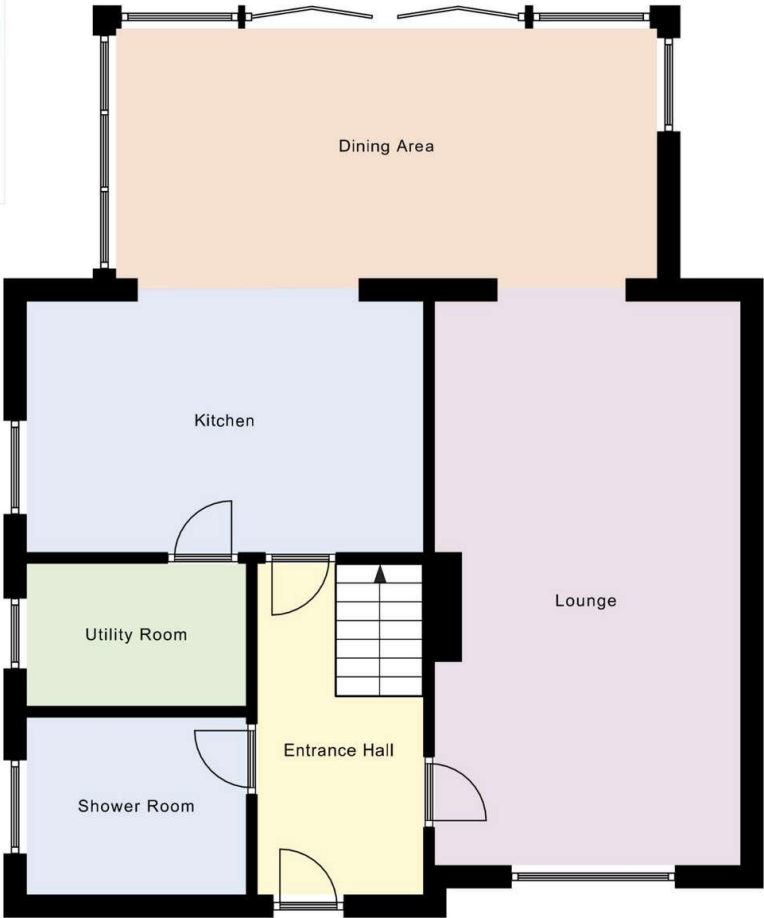
**Outside**  
To the rear of the property is a low maintenance seating area. To the side and front is a lawned area with established trees and shrubs, wrapping around the property. There is a driveway leading to a double garage with two up and over doors.

**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

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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.

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\*DRAFT DETAILS\*

£595,000

Short Road, Hill Head, PO14 3HP

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)