

A rarely available four bedroom detached house located in private cul de sac within close proximity to the seafront. This delightful home benefits from spacious living accommodation, attractive garden and double garage.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Porch

UPVC double glazed windows and door to:

Entrance Hall 13' 2" x 11' 5" (4.01m x 3.48m) maximum measurements

Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator, security alarm control panel.

Cloakroom 5' 10" x 2' 6" (1.78m x 0.76m)

Coved ceiling, close coupled WC with concealed cistern, pedestal wash hand basin, tiled splash back, radiator, extractor fan.

Lounge 22' 11" x 12' 2" (6.98m x 3.71m)

Coved ceiling, UPVC double glazed window to front elevation and double glazed sliding door to rear garden, two radiators, flame gas fireplace with stone surround and tiled hearth.

Dining Room 11' 1" x 9' 9" (3.38m x 2.97m)

Coved Ceiling, UPVC double glazed window to rear elevation, radiator.

Kitchen 12' 8" x 10' 11" narrowing to 9' 8" (3.86m x 3.32m)

Coved ceiling, UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl drainer and sink unit with mixer tap, integrated double electric oven, gas hob with extractor hood over, recess and plumbing for dishwasher, space for under counter fridge, space for additional fridge/freezer, radiator, arch to:

Utility Room 6' 2" x 5' 9" (1.88m x 1.75m)

UPVC double glazed door to side of the property, base cupboards and eye level units, recess and plumbing for under counter washing machine, stainless steel sink unit with mixer tap.

Study 9' 10" x 9' 2" (2.99m x 2.79m)

Coved ceiling, UPVC double glazed window to front elevation, radiator.

Landing

Coved ceiling, access to loft space which is partly boarded and with light, radiator, airing cupboard housing water tank and slatted shelving, feature UPVC double glazed arched window to front elevation.

Bedroom One 12' 11" x 12' 8" (3.93m x 3.86m) maximum measurements

Coved ceiling, UPVC double glazed window to rear elevation, radiator, door to:

En Suite 9' 8" x 6' 3" (2.94m x 1.90m)

UPVC double glazed obscured window to side elevation, close coupled WC, pedestal wash hand basin, corner shower cubicle with mains shower, radiator.

Bedroom Two 13' 1" x 12' 3" (3.98m x 3.73m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom Three 12' 2" x 9' 2" (3.71m x 2.79m)

UPVC double glazed window to front elevation, coved ceiling, radiator.

Bedroom Four 9' 10" x 9' 9" (2.99m x 2.97m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom 8' 8" x 6' 7" (2.64m x 2.01m)

Obscured UPVC double glazed window to front elevation, coved ceiling, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment.

Outside

To the front of the property there is a lawned garden enclosed by hedging, double driveway providing off-road parking and access to double garage, further lawned area to the side of the driveway and enclosed by hedging. The rear garden is an attractive feature of the home, enclosed by fencing and hedging, primarily laid to lawn with an abundance of shrubs and bushes and trees, shed, side access to both sides, outside lighting and water tap.

Double Garage 19' 0" x 17' 8" (5.79m x 5.38m)

Courtesy door to rear garden, rear window, twin up and over doors which have been replaced within the last two years.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

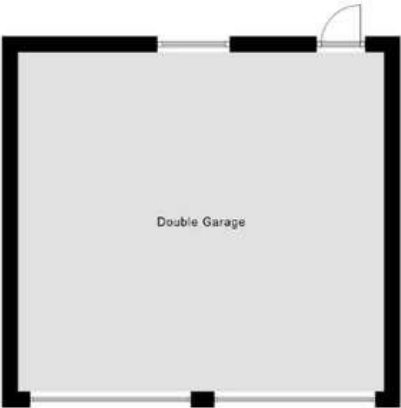
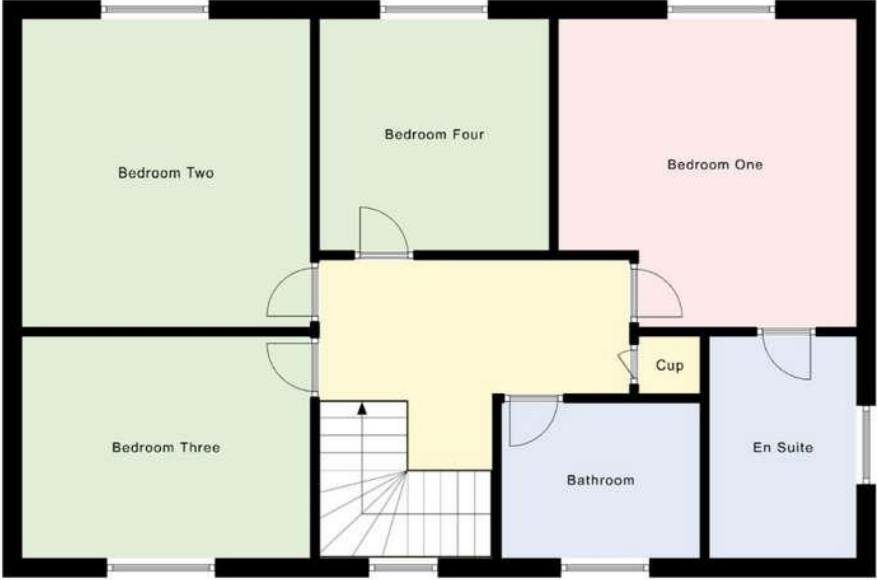
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Fenwicks
THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

£745,000
Sea Lane, Hill Head, Fareham, PO14 2NB

Fenwicks

THE INDEPENDENT ESTATE AGENT

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