

This beautifully presented character residence is situated in the highly regarded Hill Head area and is within close proximity to the foreshore. The property has been tastefully modernised and refurbished by the current owners and now provides elegant and versatile living accommodation. Outside are well manicured gardens and plenty of off road parking.

Entrance Hall

Stairs to first floor.

Sitting Room

Picture rail, stripped wood flooring, double glazed bay window to front elevation, future fireplace.

Family Room

Picture rail, double glazed bay window to front elevation and further window to side elevation, stripped wood flooring, feature fireplace.

Kitchen/Dining Room

Fitted with a range of base and matching eye level units, double bowl sink unit with mixer tap, integrated dishwasher, double electric oven, fridge and freezer, gas hob, window overlooking rear garden. Dining area with wood burner, space for table and chairs, doors and window to rear garden.

Bathroom

Freestanding bath, double shower cubicle, close coupled couple WC, wash hand basin set in vanity unit, tiled flooring, access to loft space, door to:

Bedroom Four

Double glazed double opening doors to rear garden, vaulted ceiling with Velux window, access to roof space.

First Floor Landing

Window to rear elevation, access to eaves storage.

Bedroom One

Double glazed windows to front and side elevations, built-in wardrobes, feature fireplace, stripped wood flooring.

Bedroom Two

Double glazed window to front elevation, built in wardrobes, feature fireplace.

Bedroom Three

Double aspect with double glazed windows to front and side elevations, built in storage cupboard.

Bedroom Five/Study

Window to front elevation.

Cloakroom

Window to rear elevation, close coupled WC, wash hand basin.

Bathroom

Free standing bath, pedestal wash hand basin, close coupled WC, Velux window.

Outside

The rear garden is a truly delightful feature for the home, mainly laid to lawn with an abundance of flowers, shrubs and trees to borders, storage shed and seating areas. To the front of the property is a gravelled 'in and out' driveway providing ample off road parking, lawned area, low hedging and mature trees. The garage is integral with power and light.

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>



Tenure: Freehold
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



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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

£895,000
Crofton Lane, Hill Head, PO14 3LP

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