



No 44 Cliff Road, Hill Head , PO4 3JT

# A fabulous contemporary home with accommodation over 3 floors with every room at the front having amazing sea view across The Solent to the Isle of Wight.

No 44 is a magnificent contemporary home that has been created to take full advantage of the stunning sea views across The Solent to the Isle of Wight and offers an active waterfront lifestyle with access to water sports on Hill Head Beach and Meon Shore. For those looking for a quieter life there is Titchfield Haven renowned for some rare migratory birds.

Hill Head is an exclusive and popular location, home to the Hill Head Sailing Club and a small picturesque harbour that dries out at low water into which the River Meon, a well known Hampshire chalk stream, flows into the sea at this point. There is also a popular cafe and the Osborne View, a very popular beach front pub, which was destroyed by fire in February 2024 is to be rebuilt in a modern contemporary style with a beach bar and more formal dining areas at street level all with views across the Solent. Stubbington Village is 1.5 miles away with a wide range of amenities including a small supermarket, greengrocers, bakery, coffee shops and hairdressers. There is also a pharmacy, a library and a medical centre. The historic village of Titchfield with its 7th century church, the oldest in Hampshire, the ruins of Titchfield Abbey and the Great Barn where it is thought that William Shakespeare first performed Twelfth Night is a delightful place to visit just 2.3 miles away.

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# Description

The accommodation is adaptable and perfect for family life comprising a large very well fitted kitchen/breakfast room with a range of modern appliances which forms the hub of the house. Off the Kitchen there is a conservatory currently used as a dining room, a utility room, boot room and cloakroom. The Entrance Hall is spacious with a feature staircase to the first floor. The drawing room, snooker room, study, cinema/games room and a guest cloakroom are all accessed from the hall.

Upstairs on the first floor there is a quiet area to the front of the home enjoying views of The Solent, a family bathroom, 3 bedrooms each with an ensuite bathroom and a principal bedroom with ensuite bathroom, and balconies to the front and rear. On the second floor there are two large rooms that lend themselves to multi use such as studios, occasional bedrooms or storage.

Outside there are private gardens at the rear backing onto Titchfield Haven with lawn, terraces and steps down to the purpose built pool house with heated swimming pool, changing room and showers. Another timber building houses a gym.

To the front of the house there is access via electric gates to an integral garage and parking for several cars/boats.





BY DESIGN

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National audience  
*local knowledge*