



Chambers
Sales and Lettings

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Stubbington

**5 Crofton Lane
Hill Head
Fareham
PO14 3LR**

£450,000
Freehold

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360 Virtual Tour Available upon request! Seaside Living! A lovely three bedroom character Victorian 'Coastguard' cottage situated next to Hill Head beach and offering fantastic sea views! The property is beautifully presented throughout and boasts a second floor loft conversion providing Master bedroom and En-Suite. Other benefits include brick built unit (insulated with power & light) that is currently used as an art studio but would make a great home office, and parking for 1 or 2 cars. The property currently has accommodation over three floors and comprises: Ground Floor Lounge, Kitchen/Dining room, Utility room and downstairs bathroom. First Floor: Two double bedrooms. Second Floor: Master bedroom and En-Suite shower room. Outside there is a very well presented front garden, and rear courtyard with access to the brick studio. Being just a hop skip and jump from the beach this property warrants a very early internal inspection.

Front Door
Into:

Entrance Hallway

Lounge
12'11" x 9'10"
Skimmed ceiling, window to front elevation with sea view, feature fireplace, access to storage cupboard, radiator.

Kitchen/Dining Room
12'9" x 11'4"
Skimmed ceiling, window to rear elevation, fitted range of wall and base units with work surface over and inset sink, built in oven, hob and hood, plumbing for dishwasher, space for fridge/freezer, radiator.

Utility Room
6'8" x 6'5"
Skimmed ceiling, door to courtyard, fitted base unit with work surface over and inset sink, wall mounted boiler.

Family Bathroom
6'4" x 5'5"
Skimmed ceiling, window to rear elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, 1/2 tiled walls, radiator.

First Floor Landing

Bedroom 2
13'1" nar 7'8" x 11'3" nar 7'11"
Skimmed ceiling, window to rear elevation, radiator.

Bedroom 3
12'9" max x 10'10" nar 7'7"
Skimmed ceiling, window to front elevation with sea view, radiator.

Second Floor Landing

Master Bedroom
10'6" max x 9'8" mean measurement
Skimmed ceiling, window to rear elevation with sea view, radiator.

En-Suite Shower Room
8'4" x 6'8"
Skimmed ceiling, extractor fan, window to front elevation with sea view, suite comprising shower cubicle, pedestal wash basin, W.C, heated towel rail.

Outside

Front Garden
A longer than average front garden mainly laid to lawn with borders, used by the owners as seating area to take advantage of the sea views.

Courtyard
A courtyard style rear garden area with access to the studio unit and offering access to a communal gate for bikes etc.

Shed
A shed located next to the studio for garden tools etc.

Studio
10'5" x 7'8"
A secure brick built unit that we understand from the vendor that she has insulated and obtains internet access via her wifi router home set up, power and light.

Allocated Parking
Situated in the communal carpark area, offering off road parking for one or two cars.

