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**Chambers**  
SALES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

**Disclaimer property details**

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





## 40 Cottes Way Hill Head Fareham PO14 3NL

£525,000

EXTENSIVE PLOT, GREAT LOCATION, MODERNISATION REQUIRED! A rare opportunity to acquire this three bedroom chalet bungalow in a sought after location that is just a stone's throw away from Hill Head beach. This property offers you the chance to put your own stamp on your next home which briefly comprises lounge, kitchen open to dining room, utility room, WC, two bedrooms, bathroom with the upstairs offering a further bedroom. Situated on a substantial 190' x 44' plot with potential to extend, the frontage also offers ample parking and a detached garage. Call our Stubbington office today to get in quick to avoid disappointment.

### Front Door

Into:

### Entrance Hall

Textured ceiling, radiator, access to meter cupboard, airing cupboard. Doors to:

### Lounge 16' 1" x 12' 5" (4.90m x 3.78m)

Textured ceiling, PVCu double glazed bay window to front elevation and to side, featured gas fire, television point, two radiators.

### Kitchen 15' 2" x 8' 7" (4.62m x 2.61m)

Skimmed ceiling, PVCu double glazed window to side elevation, fitted range of wall and base/drawer units with work surface over, inset sink, access to boiler, space for oven, fridge/freezer. Open to:

### Dining Room 12' 9" x 12' 0" (3.88m x 3.65m)

Skimmed ceiling, two PVCu double glazed window to side elevation, sliding patio doors open to rear garden, television point, two radiators.

### Utility Room 10' 6" x 9' 4" (3.20m x 2.84m) max

Skimmed ceiling, PVCu double glazed window to rear elevation, door to side, plumbing for washing machine, inset sink, radiator. Door to:

### WC

Skimmed ceiling, PVCu double glazed window to rear elevation, WC, wash basin.

### Bathroom 10' 9" x 5' 10" (3.27m x 1.78m)

Skimmed ceiling, PVCu double glazed window to side elevation, suite comprising, panel bath, separate shower cubicle, wash basin, WC, radiator.

### Bedroom 2 12' 9" x 12' 3" (3.88m x 3.73m)

Textured ceiling, PVCu double glazed bay window to front elevation, two radiators, fitted wardrobes, telephone point.

### Bedroom 3 13' 5" x 9' 0" (4.09m x 2.74m)

Textured ceiling, PVCu double glazed window to rear elevation, radiators, Stairs to:

### First Floor Landing

Textured ceiling, access into eaves storage.

### Bedroom 1 16' 3" x 11' 5" (4.95m x 3.48m) into dormer

Skimmed ceiling, PVCu double glazed dormer window to front elevation, radiator, fitted wardrobes.

### Outside

### Front Garden

Front area for parking and down the side of the property with shrub borders leading to:

### Garage

Electric door with power and light.

### Rear Garden

Patio area leading to SE facing garden in excess of 100' with first 60' laid to lawn with well-established shrub borders and fruit trees and the remainder as an allotment area. Access down both sides of the bungalow through side gates.



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