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Disclaimer property details

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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





## 1 Haven Crescent Hill Head Fareham PO14 3JX

£835,000

A very versatile detached residence situated in one of the areas requested locations a short walk to the beach. The property with its much wider than average 'horse shoe' in and out driveway offers off road parking for numerous cars/boats etc and could lend itself to formal gardens due to its southerly aspect all complimented by the large tandem length garage. Inside the property provides three double bedrooms, En-Suite and family bathroom to the first floor, with Lounge, Sitting Room, Breakfast Room, Kitchen, Wet Room and Bedroom 4/Dining Room to the ground floor.

### Front Door

Into:

### Reception Hallway 16' 2" x 7' 11" (4.931m x 2.401m)

Skimmed ceiling, access to storage cupboard, radiator. Doors to:

### Lounge 18' 8" x 12' 8" (5.679m x 3.863m)

Textured coved ceiling, window to front elevation, feature fire surround with fitted gas fire, radiator.

### Sitting Room 21' 11" x 10' 2" (6.681m x 3.096m)

Textured coved ceiling, patio doors to front elevation, window to rear elevation, feature fire surround, 2 radiator.

### Kitchen 16' 0" x 8' 6" (4.884m x 2.591m)

Textured coved ceiling, window to rear elevation, fitted range of wall and base units with work surface over, inset sink with mixer taps, space for cooker range, floor mounted boiler, plumbing for washing machine and dish washer, space for fridge. Open to:

### Breakfast Room 10' 7" x 8' 8" (3.217m x 2.646m)

Textured coved ceiling, window to rear elevation, fitted wall and base units to one wall, radiator.

### Dining Room/Bedroom 4 12' 0" x 10' 5" (3.657m x 3.167m)

Textured coved ceiling, window to front elevation, radiator.

### Utility Area 5' 10" x 3' 8" (1.766m x 1.118m)

Skimmed ceiling, door to rear garden, fitted storage cupboards.

### Wet Room 6' 11" x 5' 1" (2.113m x 1.542m)

Skimmed ceiling, window to rear elevation x 2, fitted Aqua style panels and wet room flooring, W.C, pedestal wash basin, fitted shower valve, heated towel rail.

### First Floor Landing

Textured coved ceiling, access to roof void, access to double airing cupboard. Agents Note: Potentially the far end of the landing could be incorporated into Bedroom 2 to create a large suite.

### Master Bedroom 14' 0" x 10' 4" (4.259m x 3.137m)

Textured ceiling, window to front elevation, radiator.

### En-Suite Bathroom 8' 8" x 5' 0" (2.636m x 1.513m)

Skimmed ceiling, window to rear elevation, suite comprising panel bath with mixer taps, pedestal wash basin, W.C, radiator.

### Bedroom 2 14' 10" x 9' 6" (4.527m x 2.893m)

Skimmed ceiling, window to rear elevation, fitted wardrobes to one wall, radiator.

### Bedroom 3 11' 5" x 10' 2" (3.483m x 3.101m)

Textured coved ceiling, window to front elevation, fitted wardrobe, radiator.

### Family Bathroom 11' 4" x 5' 4" (3.457m x 1.625m)

Skimmed ceiling, window to rear elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, radiator.

### Outside

### Driveway

An in and out 'Horse Shoe' style driveway offering off road parking for several cars/boats etc. Leading to:

### Tandem Garage 29' 5" x 10' 1" (8.960m x 3.063m)

Electric roller door, 2 x windows to side elevation, personal door to rear garden, eaves storage, power and light.

### Front Garden

A much larger than average front garden with southerly aspect, laid to lawn with mature hedgerow space for boats etc, patio/seating area. Agents Note: This area is ideal for utilising as a more formal garden due to its private and southerly aspect.

### Rear Garden

A fully enclosed private rear garden laid to lawn and hardstanding, large greenhouse and storage to the rear of the garage, double pedestrian gateway to the front driveway.



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