

Enjoying an elevated position along Hill Head foreshore is this individual detached residence which boasts magnificent views over the Solent & Isle of Wight. The property provides spacious living accommodations with two generous reception rooms, kitchen/breakfast room and four bedrooms. There is a low maintenance garden, parking and no forward chain.

**The Accommodation Comprises**

Composite front door to:

**Entrance Hall**

Tiled flooring, stairs to first floor, under stairs storage cupboard, cupboard housing consumer unit, radiator.

**Lounge**

UPVC double glazed windows to front and rear elevations, two radiators, original fireplace with surround, built-in shelving unit, door leading into dining room, wooden flooring, UPVC double glazed doors leading to:

**Conservatory**

UPVC double glazed windows overlooking The Solent, glass roof, tiled flooring, radiator, UPVC double glazed double doors leading to garden/patio area.

**Dining Room**

UPVC double glazed windows to front elevation, original fireplace with surround, radiator, wooden flooring, shelving and cupboard unit.

**Kitchen**

UPVC double glazed windows to front elevation, log burner, Velux windows, larder cupboard housing boiler, fitted with a range of base cupboards and matching eye level units, butler sink with two bowls & mixer tap, integrated dishwasher, integrated microwave, space for range oven, separate single stainless steel sink with mixer tap, wooden flooring, door leading to garden and parking.

**Cloakroom/Utility Room**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder style radiator, UPVC double glazed window to side elevation, space and plumbing for washing machine and tumble dryer.

**First Floor Landing**

Obscured UPVC double glazed window to rear elevation, storage cupboard, access to loft space.

**Bedroom One**

UPVC double glazed window to front elevation with stunning views across The Solent & Isle of Wight, turret with UPVC double glazed windows to rear elevation, radiator.

**En Suite**

UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, ladder style radiator, corner shower cubicle with mains shower, extractor fan.

**Bedroom Two**

UPVC double glazed windows to front elevation enjoying views over The Solent & Isle of Wight, feature fireplace, radiator, door to:

**En Suite**

Close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, extractor fan.

**Bedroom Three**

UPVC double glazed bay window to front elevation enjoying views across The Solent & Isle of Wight, radiator.

**Bedroom Four**

UPVC double glazed window to rear elevation, radiator.

**Bathroom**

UPVC double glazed window to side elevation, close coupled WC with concealed cistern, bidet, wash hand basin set in vanity unit, bath with mains shower over, ladder style radiator, tiling to flooring and walls.

**Outside**

To the rear of the property is a low maintenance, paved garden which benefits from elevated views over The Solent & Isle of Wight, access to the side of the property and gate providing direct access onto the coast path which in turn leads to the beach. There is also a storage area and steps to parking area which is accessed via Hill Head Road.

**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>

[flood-risk](https://www.gov.uk/check-long-term-flood-risk)

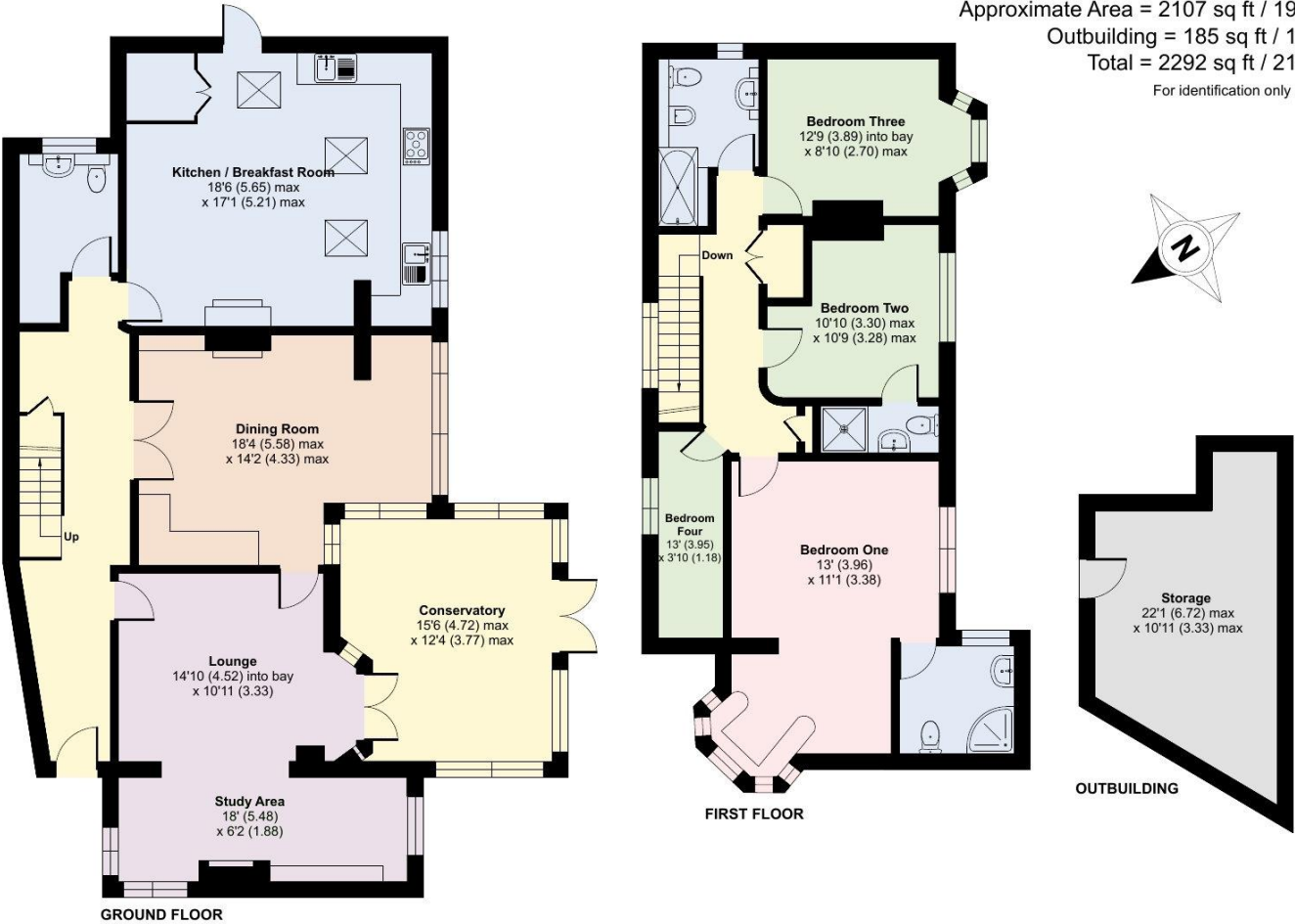




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hill Head Road, Fareham, PO14

Approximate Area = 2107 sq ft / 195.7 sq m  
Outbuilding = 185 sq ft / 17.1 sq m  
Total = 2292 sq ft / 212.8 sq m  
For identification only - Not to scale



Tenure: Freehold  
Council Tax Band: TBC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1394979

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.  
**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

Guide Price £950,000  
Hill Head Road, Hill Head, PO14 3JP

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Fenwicks  
THE INDEPENDENT ESTATE AGENT