



Addison

ESTATE AGENTS



2 East Hill Close, Fareham, PO16 8SE
£650,000 Freehold

Situated within the highly sought-after village of Wallington, this substantial detached chalet-style residence offers an exceptional level of flexibility, extending to approximately 2,500 sq. ft. of beautifully versatile accommodation. Perfectly suited to multi-generational living, growing families or those seeking annex potential, the property is offered to the market with no forward chain.

Deceptively spacious throughout, the accommodation has been thoughtfully arranged to provide adaptable living across both floors. The ground floor benefits from two well-proportioned bedrooms and a family bathroom, ideal for those seeking single-level living options, whilst the first floor offers two further generous bedrooms, creating a layout capable of catering for a wide variety of requirements.

A particularly standout feature of the home is the potential of creating a one-bedroom annex, complete with its own bathroom, bedroom, kitchen and conservatory with its own independent access. This superb additional space lends itself perfectly to independent family members, guest accommodation, home income potential or even a dedicated work-from-home environment.

At the heart of the main residence is a modern fitted kitchen, finished with elegant granite work surfaces and offering excellent preparation and entertaining space. The spacious lounge and dining area provides an inviting and expansive environment for both relaxing and social occasions, with the overall layout flowing effortlessly throughout the property.

Externally, the home continues to impress with a large wraparound L-shaped rear garden, enjoying an excellent degree of privacy and providing superb outdoor space for families, entertaining and gardening enthusiasts alike. An attached double garage further enhances the practicality of this already incredibly well-rounded home.

The location is equally appealing, positioned conveniently for excellent commuting links whilst remaining within close proximity to a range of amenities including the large Sainsbury's supermarket and Fareham Town Centre, both accessible on foot.

Rarely do homes offering such versatile accommodation, annex potential and generous overall proportions come to the market within this desirable village setting. An internal viewing is strongly recommended to fully appreciate everything this impressive home has to offer.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Further Information

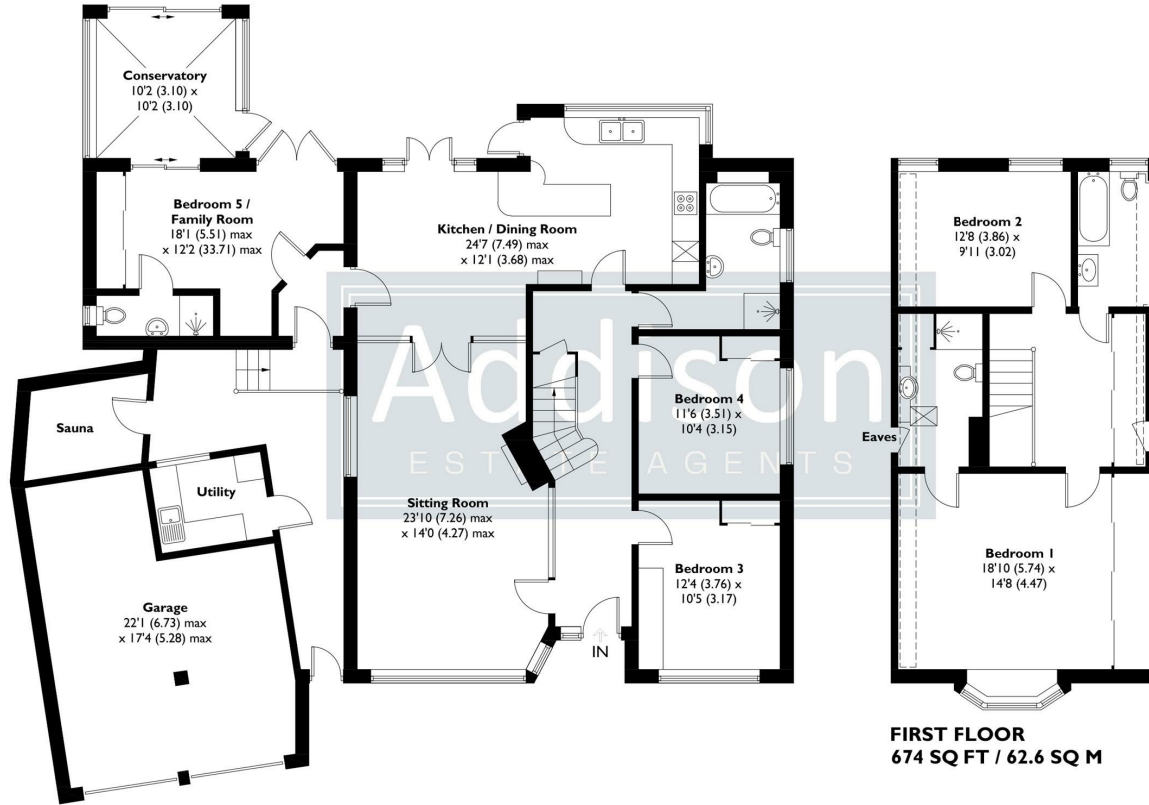
Local Council:
Fareham Borough Council

Council Tax Band: G

Amount Payable for 2026/2027:
£3,784.25



APPROXIMATE GROSS INTERNAL AREA = 2500 SQ FT / 232.3 SQ M
GARAGE = 324 SQ FT / 30.1 SQ M
TOTAL = 2824 SQ FT / 262.4 SQ M



GROUND FLOOR
1830 SQ FT / 170.0 SQ M

FIRST FLOOR
674 SQ FT / 62.6 SQ M

- APPROXIMATELY 2,500 SQ. FT. of highly versatile detached chalet-style accommodation
- Located within the SOUGHT-AFTER village of Wallington
- FOUR BEDROOMS arranged across both floors for flexible family living
- Potential for a SELF-CONTAINED ONE-BEDROOM ANNEX with its own kitchen, bathroom and conservatory
- Ideal for MULTI-GENERATIONAL LIVING or home income potential
- MODERN FITTED KITCHEN with stylish GRANITE WORKSURFACES
- Spacious LOUNGE & DINING AREA perfect for entertaining and everyday living
- LARGE WRAPAROUND L-SHAPED REAR GARDEN offering an excellent degree of PRIVACY
- ATTACHED DOUBLE GARAGE plus convenient access to COMMUTING LINKS and local amenities
- Walking distance to FAREHAM TOWN CENTRE, Sainsbury's and offered with NO FORWARD CHAIN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1300752)
Produced for Addison Estate Agents



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01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk