

£435,000

2a Carisbrooke Avenue

Hill Head, PO14 3PL

PROPERTY SUMMARY

Situated in the highly sought-after coastal location of Hill Head, this well-presented and spacious three double-bedroom home on Carisbrooke Avenue offers versatile living and generous proportions, perfectly suited to modern family life. The property has been thoughtfully extended to the rear, creating an impressive kitchen/dining room that forms the heart of the home - ideal for both everyday living and entertaining. In addition, there is a further reception room to the ground floor, providing flexible space for a study, music room, or playroom. A separate lounge to the front features a log burner and dual aspect windows, creating a bright yet cosy space, while a downstairs W/C adds further convenience. Upstairs, the property boasts three well-proportioned double bedrooms, all tastefully decorated, alongside a modern family shower room. Externally, the property continues to impress, with a large driveway providing ample off-road parking and a private rear garden offering a fantastic space to relax and unwind. The former garage has been converted, with the rear section arranged as a gym and the front as a treatment studio, currently utilised as a beauty business and benefitting from the appropriate planning consent. This offers an excellent opportunity for those looking to run a business from home, whilst also providing flexible space to suit a variety of needs. There is also additional parking available directly in front of the studio. Further benefits include solar panels, enhancing the home's energy efficiency. Ideally located, the property is just a short distance from Hill Head beach, the amenities of Stubbington Village, and well-regarded local schools, making it a superb choice for families and professionals alike.





HALLWAY

LOUNGE 15' 5" x 13' 11" (4.7m x 4.24m)

KITCHEN/DINER 18' 1" x 13' 8" (5.51m x 4.17m)

RECEPTION ROOM 17' 1" x 8' 1" (5.21m x 2.46m)

WC 5' 2" x 2' 11" (1.57m x 0.89m)

LANDING

MASTER BEDROOM 14' 4" x 11' 5" (4.37m x 3.48m)

BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m)

BEDROOM THREE 11' x 9' 2" (3.35m x 2.79m)

SHOWER ROOM 6' 9" x 5' 9" (2.06m x 1.75m)

OUTSIDE

GYM 9' 2" x 7' 5" (2.79m x 2.26m)

STUDIO 11' 9" x 9' 4" (3.58m x 2.84m)

REAR GARDEN

DRIVEWAY



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A	107 A	111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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