



**NESBITT & SONS**  
ESTATE AGENTS



**53 Hill Road, Fareham, PO16 8LA**  
**Guide price £550,000**

\*\*\* Guide Price - £550,000 to £575,000 \*\*\*

Nestled in the desirable area of Hill Road, Portchester, this charming detached family home, built by Sturgess, offers a wonderful opportunity for those seeking a spacious and inviting residence. Set on an elevated corner plot, the property boasts a lovely enclosed garden that faces west, providing delightful views of the harbour, perfect for enjoying the evening sun.

Inside, the home features two generous reception rooms, ideal for both family gatherings and entertaining guests. With five well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The property also includes two bathrooms, ensuring convenience for all occupants.

While the home is in need of a little updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste. The potential to create a truly bespoke family haven is evident throughout.

Entrance Hallway



Kitchen/Breakfast Room 21'11 x 8'11 (6.68m x 2.72m)



Inner Porch

Shower/Utility Room 10'6 x 7'11 (3.20m x 2.41m)



Bedroom Two 12'11 x 11'8 (3.94m x 3.56m)



Bedroom Three 12'11 x 9'10 (3.94m x 3.00m)



Living Room 21'5 x 12'9 (6.53m x 3.89m)



Dining Room 12'3 x 10'0 (3.73m x 3.05m)



Landing

Bathroom 9'7 x 6'11 (2.92m x 2.11m)



Bedroom Five 15'4 max x 9'11 max (4.67m max x 3.02m max )



Bedroom One 19'3 x 10'5 (5.87m x 3.18m)



Outside

Front Garden

Rear Garden



Bedroom Four 11'9 x 10'11 (3.58m x 3.33m)

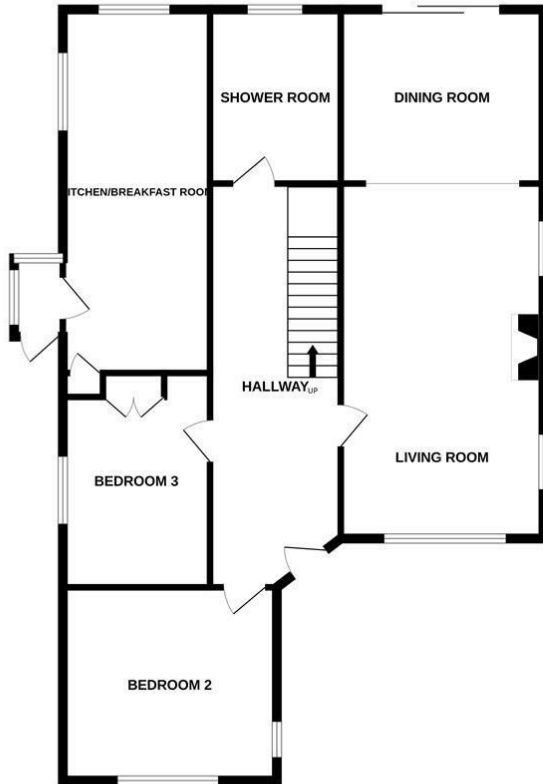


Driveway

Garage

# Floor Plan

GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



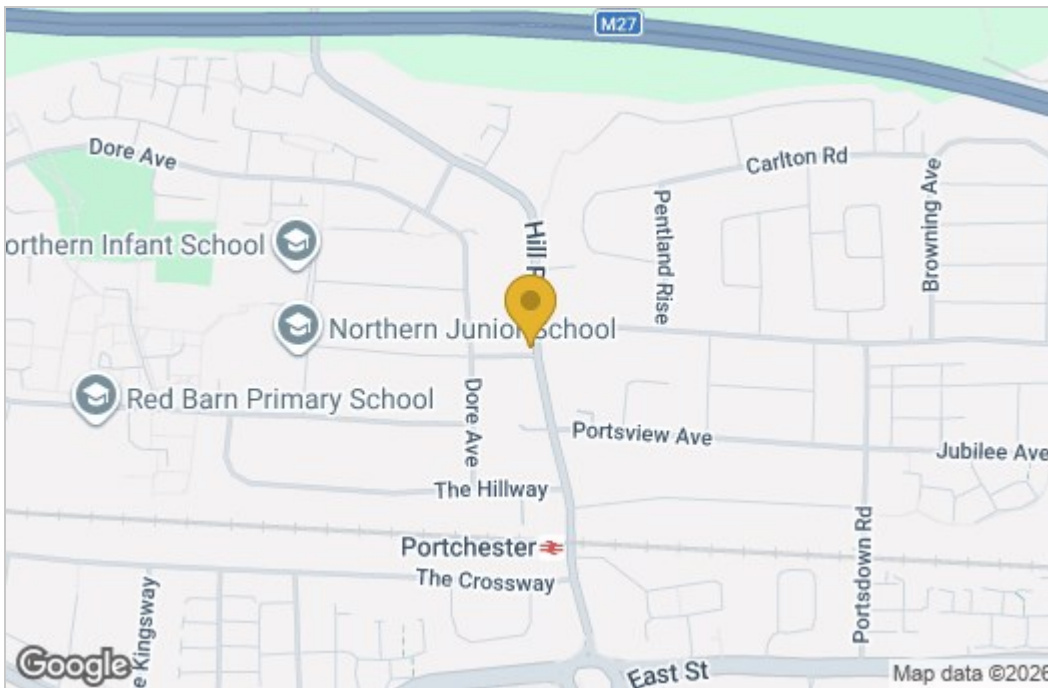
1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 sq.m.) approx.

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.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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