



£700,000
45 Crofton Lane
Hill Head, PO14 3LW

PROPERTY SUMMARY

A fantastic opportunity to acquire a characterful detached residence on a very large plot in a sought after location in Hill Head. Requiring modernisation, this three bedroom detached house offers its next owner the chance to put their own stamp on their home, with enormous potential to extend and expand, subject to planning permissions. As you enter the property, the entrance hallway leads to a lounge/diner with a feature bay window and access directly onto the garden, a generously sized kitchen and a downstairs W/C. Upstairs, there are three well-proportioned bedrooms and an already refitted bathroom. Outside, the property's large plot is a stand out feature. With a gated entrance onto the driveway and front garden, side access leads to a detached single garage with an electric up and over door. The vast rear garden is private, west facing and an ideal blank canvas for landscaping. This property is not to be missed so call us now in our Stubbington Branch to book in your viewing.





ENTRANCE HALL

LOUNGE/DINER 26' 8" x 11' 11" (8.13m x 3.63m)

KITCHEN 13' 3" x 9' 10" (4.04m x 3m)

DOWNSTAIRS W.C 5' 11" x 3' 7" (1.8m x 1.09m)

UPSTAIRS LANDING

BEDROOM 1 14' 6" x 12' (4.42m x 3.66m)

BEDROOM 2 12' x 10' (3.66m x 3.05m)

BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m)

BEDROOM 3 9' 10" x 8' 11" (3m x 2.72m)

OUTSIDE

LARGE FRONT GARDEN

DRIVEWAY

GARAGE 16' 5" x 8' 7" (5m x 2.62m)

EXTENSIVE REAR GADEN

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.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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.



OFFICE ADDRESS
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk