



GUIDE PRICE

£450,000 - £470,000

18 Hill Road

Portchester, PO16 8LA

Located on the ever-popular Hill Road, Portchester within easy reach of the train station and town centre, is this beautifully presented and generously proportioned four-bedroom detached family home with NO FORWARD CHAIN. The accommodation on offer includes four well-sized bedrooms, a contemporary fitted kitchen/breakfast room, cloakroom, recently fitted shower room, a spacious lounge/dining area and a separate study, creating a stylish and modern living space. To the rear of the property you will find a low-maintenance garden with summer house with power and light and ample off-road parking can be found to the front. An internal viewing is strongly recommended to fully appreciate what this home has to offer.

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ENTRANCE HALL

CLOAKROOM 2' 11" x 8' 0" (0.89m x 2.44m)

KITCHEN/BREAKFAST ROOM 15' 4" x 7' 9" (4.67m x 2.36m)

LOUNGE/DINER 12' 11" x 19' 1" (3.94m x 5.84m)

STUDY 9' 6" x 7' 4" (2.9m x 2.24m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 11" x 10' 2" (3.94m x 3.12m)

BEDROOM TWO 12' 11" x 8' 7" (3.94m x 2.62m)

BEDROOM THREE 9' 7" x 10' 2" (2.92m x 3.1m)

BEDROOM FOUR 9' 7" x 8' 7" (2.92m x 2.62m)

SHOWER ROOM 6' 5" x 5' 6" (1.96m x 1.68m)

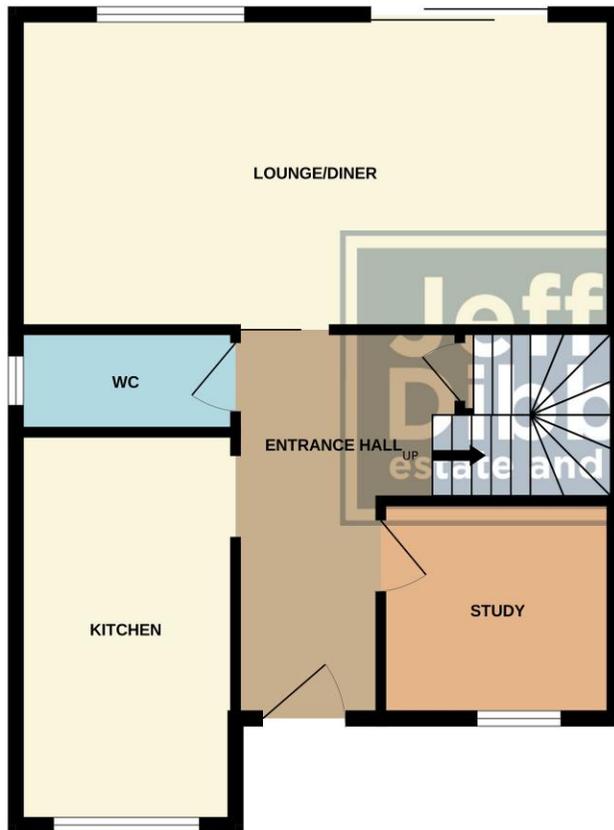
OUTSIDE:

REAR GARDEN

DRIVEWAY



GROUND FLOOR



1ST FLOOR



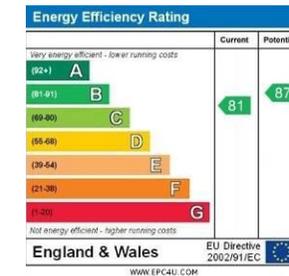
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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.

**Jeffries
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