

**£550,000**

**2 Cottles Way East**

Hill Head, PO14 3NG



## PROPERTY SUMMARY

This beautifully presented two double bedroom bungalow is a stones' throw from Hill Head Beach and within walking distance to Stubbington Village. From the sweeping paved driveway and pleasant front garden, the entrance hallway leads to a generous lounge with dual aspect and a bay window, two double bedrooms, a refitted shower room and a sleek kitchen with doors into the light filled conservatory to the rear. The rear garden is a fantastic size, offering a great degree of privacy, verdant lawn and a patio area ideal for entertaining and al-fresco dining with the family. Further benefits include a single detached garage, gas central heating throughout and scope to further improve and extend, subject to planning permission. This bungalow offers a unique opportunity for same level, coastal living so call us now in our Stubbington Branch to book in your viewing today and avoid missing out.







## **ENTRANCE HALLWAY**

**LOUNGE** 15' 11" x 11' 10" (4.85m x 3.61m)

**KITCHEN** 11' 10" x 10' 10" (3.61m x 3.3m)

**CONSERVATORY** 10' 11" x 10' 7" (3.33m x 3.23m)

**BEDROOM 1** 11' 10" x 10' 11" (3.61m x 3.33m)

**BEDROOM 2** 11' 10" x 11' 5" (3.61m x 3.48m)

## **SHOWER ROOM**

## **OUTSIDE**

## **FRONT GARDEN**

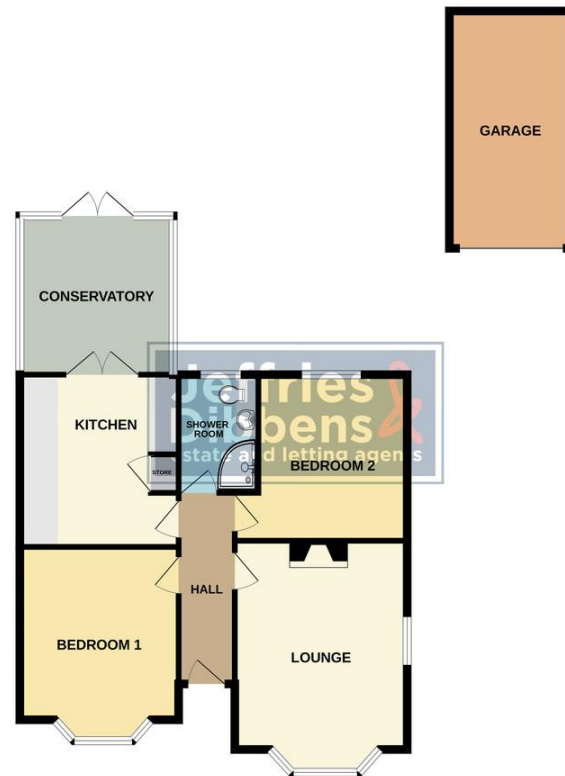
## **DRIVEWAY**

## **REAR GARDEN**

## **GARAGE**



# GROUND 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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.

**Jeffries  
Dibbens**  
estate and letting agents

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