



Guide Price **£400,000 - £415,000**
75 Bell Davies Road
Hill Head, PO14 2AY

PROPERTY SUMMARY

In a beautiful location close to Hill Head Beach, Seafield Park and Stubbington Village, this three bedroom end of terrace house is immaculately presented. This fantastic home comprises a wide and welcoming entrance hallway, a dual aspect kitchen/diner providing a social space for dining and entertaining, a convenient downstairs w/c, a generous lounge open into a bright and airy sun room extension overlooking the garden. Upstairs, the landing leads to three well proportioned bedrooms and a sleek bathroom. Outside, a charming rear garden provides a peaceful retreat boasting a favourable southerly aspect and gate-access to the driveway. Built in 2011 and within good school catchments, this property will make an ideal family home so call us now in our Stubbington Branch to book in your viewing!





ENTRANCE HALL

KITCHEN/DINER 15' 4" x 10' 10" (4.67m x 3.3m)

W/C 6' 10" x 6' 8" (2.08m x 2.03m)

LOUNGE 15' 5" x 11' 9" (4.7m x 3.58m)

SUN ROOM 14' x 8' 8" (4.27m x 2.64m)

UPSTAIRS LANDING

BEDROOM 1 14' 11" x 8' 11" (4.55m x 2.72m)

BEDROOM 2 11' 10" x 11' 6" (3.61m x 3.51m)

BEDROOM 3 10' 9" x 7' 1" (3.28m x 2.16m)

BATHROOM

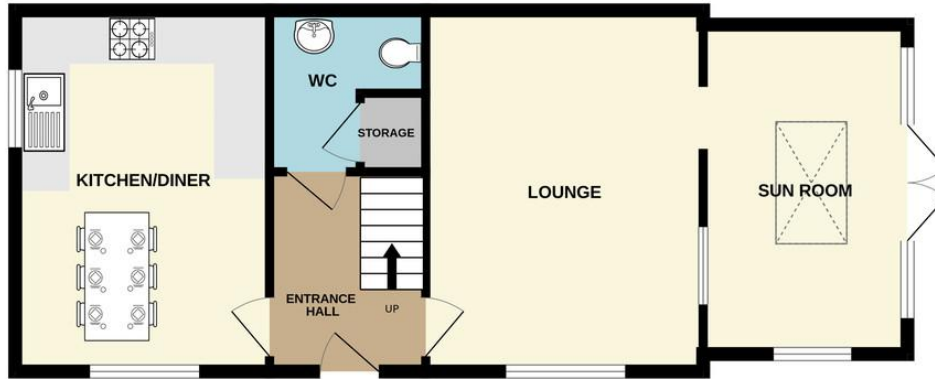
OUTSIDE

REAR GARDEN

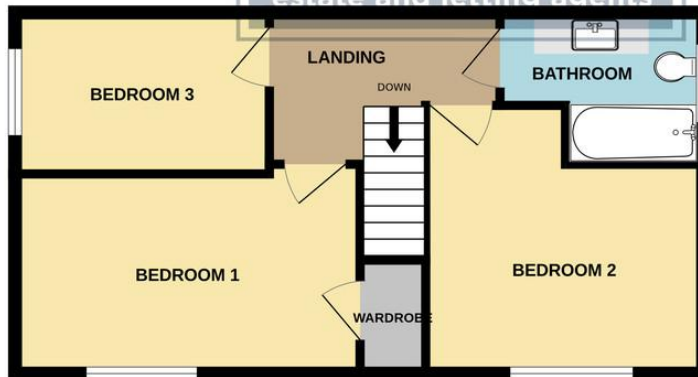
DRIVEWAY PARKING



GROUND FLOOR



1ST FLOOR



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		84 B
69-80	C	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.

Jeffries & Dibbens
estate and letting agents

OFFICE ADDRESS

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

CONTACT

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