



£265,000
16 Vixen Close
Hill Head, PO14 3ST

PROPERTY SUMMARY

NO FORWARD CHAIN! We are delighted to offer for sale this two-bedroom mid-terraced home, situated in the quiet cul-de-sac of Vixen Close, conveniently located close to both Hill Head Beach and Stubbington Village. This well-presented property benefits from a spacious lounge, a modern kitchen/diner, and a landscaped west-facing rear garden featuring a patio area, lawn, and rear access. Upstairs offers two double bedrooms and a neutral shower room. Further benefits include a front garden and a single garage located in a nearby block. The property also falls within the catchment area for the highly regarded Crofton Anne Dale Infant & Junior Schools and Crofton Senior School. An internal viewing is highly recommended to fully appreciate everything this property has to offer. Please contact our Stubbington office today to arrange your viewing.





LOUNGE 13' 7" x 12' (4.14m x 3.66m)

KITCHEN/DINER 12' 1" x 9' 1" (3.68m x 2.77m)

LEAN TO 10' 1" x 6' 3" (3.07m x 1.91m)

LANDING

BEDROOM 12' 2" x 8' 7" (3.71m x 2.62m)

BEDROOM 12' x 8' 6" (3.66m x 2.59m)

SHOWER ROOM 8' 10" x 4' 9" (2.69m x 1.45m)

OUTSIDE

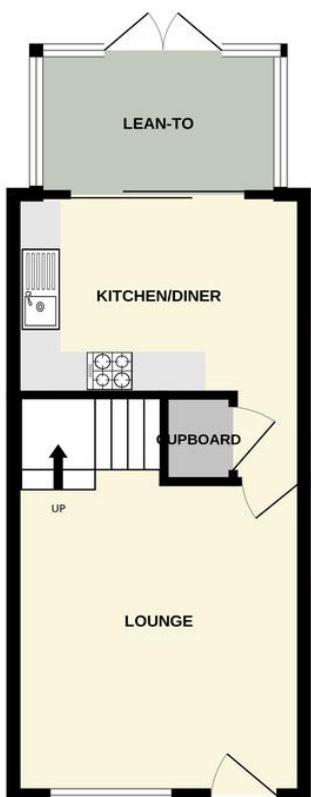
REAR GARDEN

FRONT GARDEN

GARAGE IN BLOCK 16' 3" x 8' 3" (4.95m x 2.51m)



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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
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