



51 Bell Davies Road
Hill Head, PO14 2AY

Exceptional

PROPERTY SUMMARY

This impressive and beautifully presented detached family home is situated in the highly sought-after area of Hill Head, occupying a fantastic position adjacent to Seafield Park, which offers a pleasant walk through attractive parkland directly to Hill Head Beach. Offering approximately 2,142 sq. ft. of spacious and versatile accommodation, this exceptional home is ideal for modern family living. The property is approached via a generous driveway providing ample off-road parking for numerous vehicles, complete with access to the integral double garage with electric up and over door. An attractive front garden with mature planting creates an impressive first impression.

Upon entering, you are welcomed by an imposing entrance hall featuring a stunning staircase with a galleried landing, creating an immediate sense of space and light. The hallway enjoys Kamdean light oak flooring and offers access to three well-proportioned reception rooms, including a superb dual-aspect lounge with a feature wood-burning stove and French doors opening onto the rear garden, a separate dining room with further garden access, and a study, making it an ideal home for those working remotely.

At the heart of the home is a superbly fitted kitchen with granite worktops, a central island with breakfast bar, integrated appliances, and space for an American-style fridge freezer. French doors lead directly to the garden, seamlessly connecting the indoor and outdoor living spaces, while a separate utility room provides additional storage and laundry space with external access. A convenient cloakroom completes the ground floor.

Upstairs, the spacious galleried landing leads to five generous bedrooms. The impressive principal bedroom benefits from built-in wardrobes, 3 windows giving light and an en-suite double shower room. The second bedroom also enjoys its own en-suite double shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring both a bath and separate shower.

Externally, the private rear garden is beautifully enclosed by mature trees and established hedging, creating a peaceful and secluded setting. Designed for both entertaining and relaxation, it offers a generous patio, a covered decked seating area, outside power points, side pedestrian access, outside tap and a timber shed.

Combining a secluded corner plot, generous living space, quality finishes and an exceptional location close to the coast, Seafield Park, local amenities and well-regarded schools, this is a wonderful family home in one of Hill Head's most desirable residential locations.

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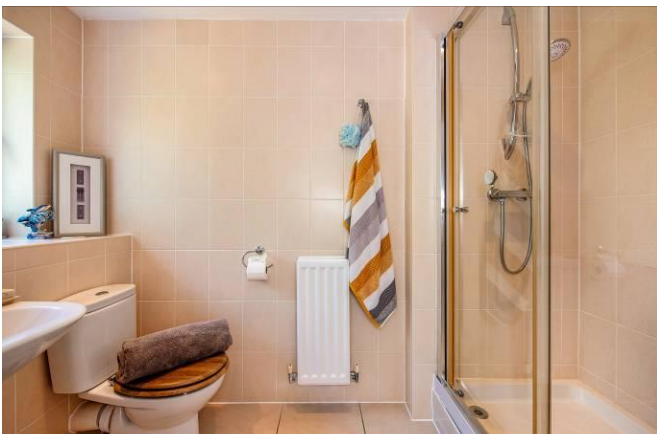
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ENTRANCE HALLWAY

STUDY 11' 8" x 8' 2" (3.56m x 2.49m)

SITTING ROOM 18' 2" x 11' 8" (5.54m x 3.56m)

DINING ROOM 11' 10" x 10' 1" (3.61m x 3.07m)

W/C

KITCHEN/BREAKFAST ROOM

16' 3" x 15' 6" (4.95m x 4.72m)

UTILITY ROOM

UPSTAIRS LANDING

BEDROOM 1 17' 5" x 14' 8" (5.31m x 4.47m)

ENSUITE SHOWER ROOM

BEDROOM 2 13' 5" x 12' 6" (4.09m x 3.81m)

BEDROOM 3 14' 10" x 10' 7" (4.52m x 3.23m)

ENSUITE SHOWER ROOM

BEDROOM 4 13' x 9' 3" (3.96m x 2.82m)

BEDROOM 5 10' 5" x 9' 4" (3.18m x 2.84m)

FAMILY BATHROOM

INTEGRAL DOUBLE GARAGE

17' 6" x 15' 8" (5.33m x 4.78m)

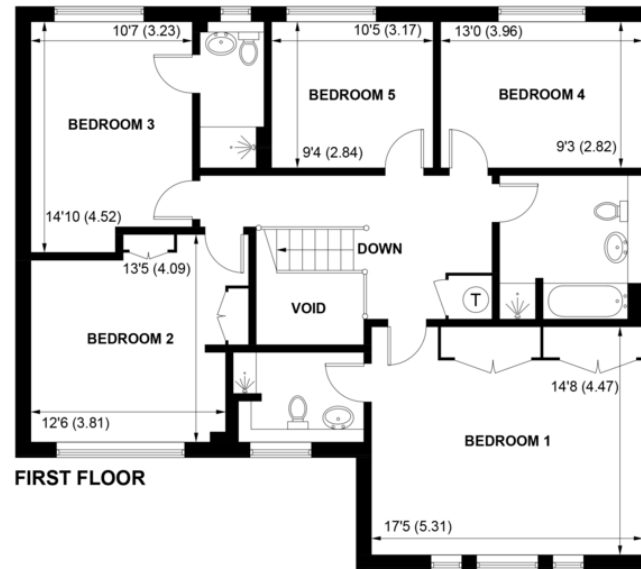
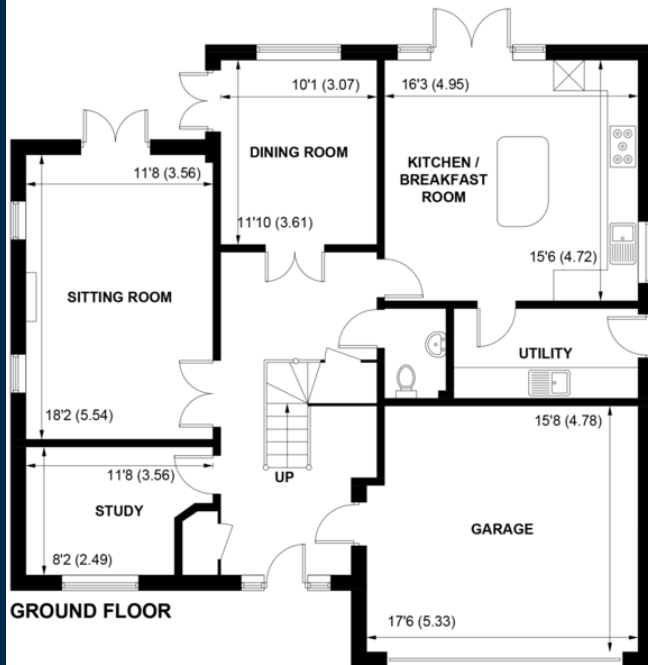
OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

PRIVATE REAR GARDEN





APPROXIMATE GROSS INTERNAL AREA = 2458 SQ FT / 228.4 SQ M
(INCLUDING GARAGE / EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band TBC

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 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.



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