



**£650,000**  
**14 Cottes Way**  
Hill Head, PO14 3NE

## PROPERTY SUMMARY

This three bedroom detached chalet bungalow is situated within 200 meters of Hill Head beach and within close proximity to local amenities. With heaps of character and potential, this family home comprises a large entrance hallway open to the gallery landing, a spacious downstairs bedroom with an en-suite, a separate downstairs W/C, a dual aspect lounge/diner with double doors onto the garden patio, a fitted kitchen with integrated appliances and a handy utility room. Upstairs, two generous double bedrooms and a family bathroom complete this home. Throughout, this property required modernisation, offering the new owners a fantastic opportunity to put their own stamp on the property. Outside boasts a landscaped frontage with a private resin driveway and mature shrubbery, a walled and quaint rear garden and an internal garage with an electric up and over door. With its stunning location and huge potential, this detached residence is not to be missed so call us now in our Stubbington Branch to book in.





#### **ENTRANCE HALL**

#### **HALLWAY**

**LOUNGE** 20' 5" x 11' 7" (6.22m x 3.53m)

**DINING ROOM** 11' 7" x 11' 2" (3.53m x 3.4m)

**KITCHEN** 14' 3" x 10' 1" (4.34m x 3.07m)

**UTILITY ROOM** 7' 6" x 5' 9" (2.29m x 1.75m)

**WC** 5' 8" x 4' 3" (1.73m x 1.3m)

**MASTER BEDROOM** 21' x 4' (6.4m x 1.22m)

**ENSUITE** 12' 6" x 9' 4" (3.81m x 2.84m)

#### **LANDING**

**BEDROOM TWO** 13' 4" x 13' 3" (4.06m x 4.04m)

**BEDROOM THREE** 13' 5" x 11' 2" (4.09m x 3.4m)

**BATHROOM** 8' 8" x 6' 6" (2.64m x 1.98m)

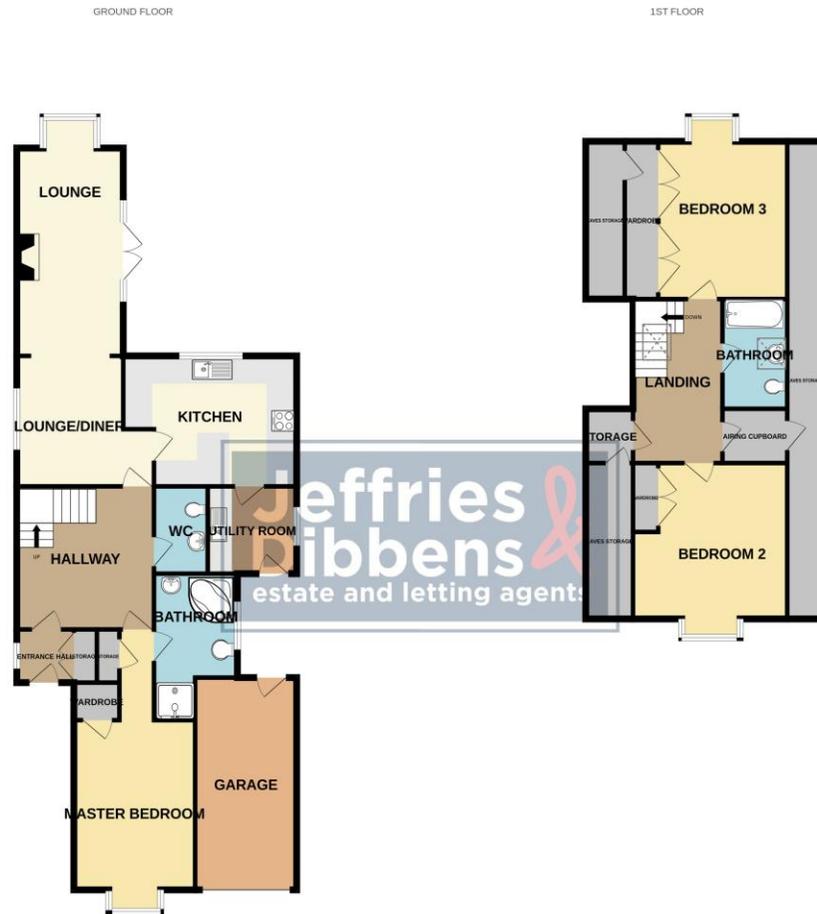
#### **OUTSIDE**

#### **REAR GARDEN**

**GARAGE** 19' 2" x 8' 7" (5.84m x 2.62m)

#### **OWN DRIVEWAY**





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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



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