

This beautifully presented character residence is situated in the highly regarded Hill Head area and is within close proximity to the foreshore. The property has been tastefully modernised and refurbished by the current owners and now provides elegant and versatile living accommodation. Outside are well manicured gardens and plenty of off road parking.

Entrance Hall
Stairs to first floor.

Sitting Room
Picture rail, stripped wood flooring, double glazed bay window to front elevation, future fireplace.

Family Room
Picture rail, double glazed bay window to front elevation and further window to side elevation, stripped wood flooring, feature fireplace.

Kitchen/Dining Room
Fitted with a range of base and matching eye level units, double bowl sink unit with mixer tap, integrated dishwasher, double electric oven, fridge and freezer, gas hob, window overlooking rear garden. Dining area with wood burner, space for table and chairs, doors and window to rear garden.

Bathroom
Freestanding bath, double shower cubicle, close coupled couple WC, wash hand basin set in vanity unit, tiled flooring, access to loft space, door to:

Bedroom Four
Double glazed double opening doors to rear garden, vaulted ceiling with Velux window, access to roof space.

First Floor Landing
Window to rear elevation, access to eaves storage.

Bedroom One
Double glazed windows to front and side elevations, built-in wardrobes, feature fireplace, stripped wood flooring.

Bedroom Two
Double glazed window to front elevation, built in wardrobes, feature fireplace.

Bedroom Three
Double aspect with double glazed windows to front and side elevations, built in storage cupboard.

Bedroom Five/Study
Window to front elevation.

Cloakroom
Window to rear elevation, close coupled WC, wash hand basin.

Bathroom
Free standing bath, pedestal wash hand basin, close coupled WC, Velux window.

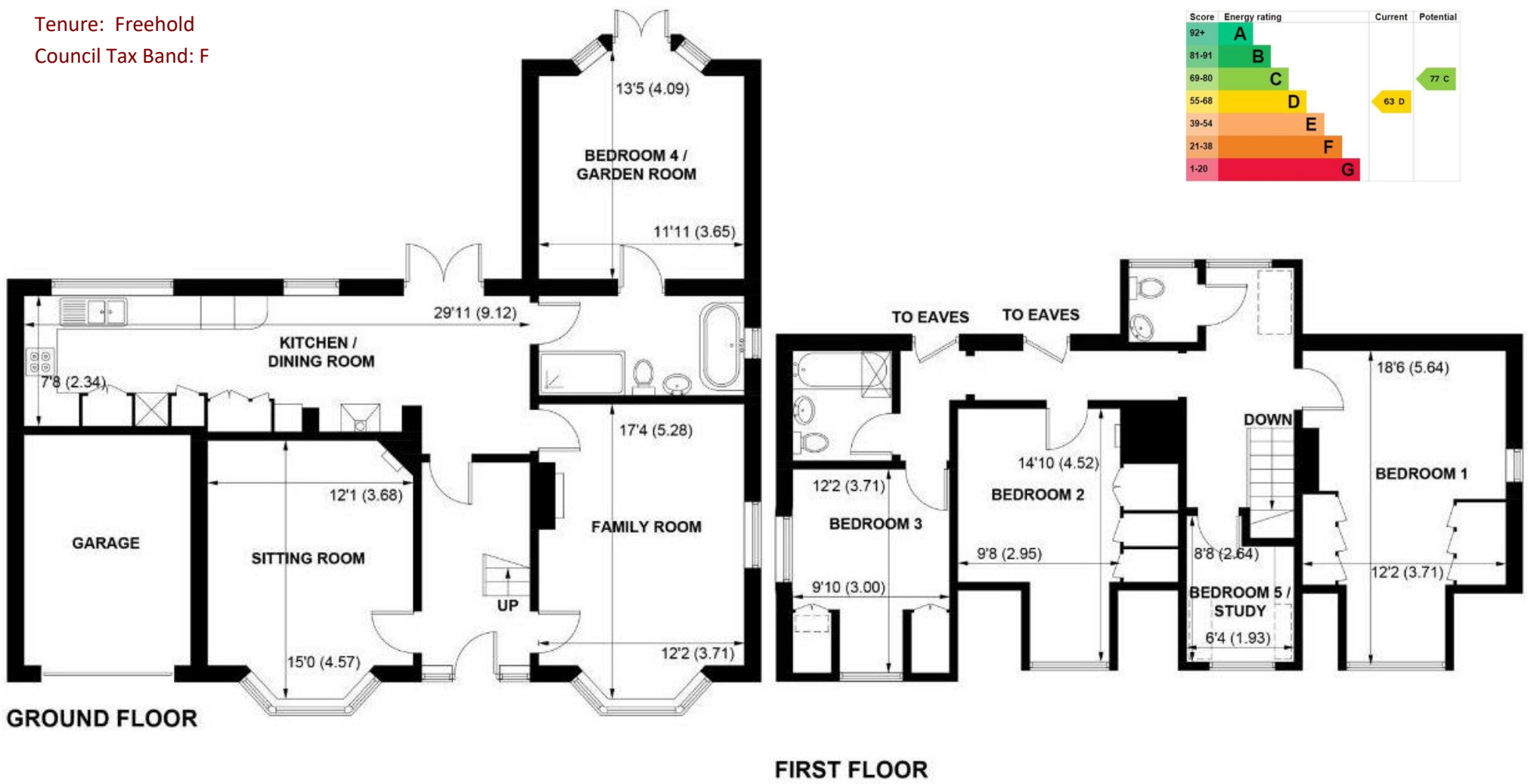
Outside
The rear garden is a truly delightful feature for the home, mainly laid to lawn with an abundance of flowers, shrubs and trees to borders, storage shed and seating areas. To the front of the property is a gravelled 'in and out' driveway providing ample off road parking, lawned area, low hedging and mature trees. The garage is integral with power and light.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Tenure: Freehold
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Offers in Excess of £870,000
Crofton Lane, Hill Head, PO14 3LP

DRAFT DETAILS

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