

Jeffries & Dibbens
estate and letting agents

Guide Price **£360,000 - £370,000**

9 Andrew Place

Hill Head, PO14 3QA

PROPERTY SUMMARY

Situated in the highly sought-after cul-de-sac of Andrew Place, this beautifully presented three double bedroom home is ideally positioned within a short walk of Hill Head Beach, Stubbington Village and its excellent range of local amenities. Having undergone various improvements and recent redecoration, the property offers spacious and versatile accommodation, making it an ideal choice for families and those looking to enjoy coastal living.

Upon entering the property, you are welcomed from the porch into a generous lounge/dining room, providing a fantastic space for both relaxing and entertaining with family and friends. The adjoining kitchen offers ample storage and worktop space, with an open outlook through to the conservatory at the rear, which provides a delightful additional reception area overlooking the garden. Completing the ground floor accommodation is a convenient downstairs WC.

Upstairs, the property boasts three well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes. A modern four-piece family bathroom, comprising a separate bath and shower, serves all three bedrooms and adds a touch of luxury to this lovely home.

Outside, the property enjoys a private rear garden, offering a wonderful space for outdoor dining, entertaining or simply relaxing during the warmer months. Further practical benefits include a garage and off-road parking.

With its generous accommodation, recent improvements and fantastic location just moments from the coastline and Stubbington Village, this is a wonderful opportunity not to be missed. Contact our Stubbington branch today to arrange your viewing!

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PORCH

LOUNGE/DINER 23' 2" x 11' 4" (7.06m x 3.45m)

KITCHEN 10' 6" x 8' 1" (3.2m x 2.46m)

CONSERVATORY 15' 1" x 15' (4.6m x 4.57m)

W/C

UPSTAIRS LANDING

MASTER BEDROOM 11' 5" x 8' 7" (3.48m x 2.62m)

BEDROOM 2 11' 2" x 8' 6" (3.4m x 2.59m)

BEDROOM 3 10' 9" x 8' 1" (3.28m x 2.46m)

BATHROOM 8' 1" x 7' 8" (2.46m x 2.34m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE 16' 10" x 7' 11" (5.13m x 2.41m)

REAR GARDEN

GROUND FLOOR

1ST FLOOR



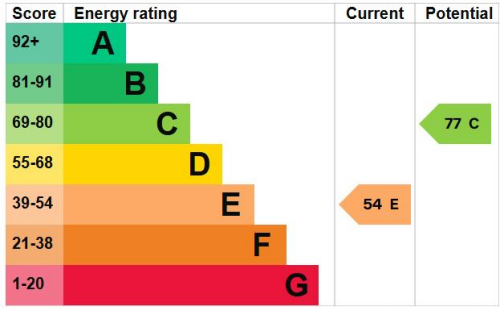
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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