

**£385,000**

**113 Crofton Lane**

Hill Head, PO14 3QD



## PROPERTY SUMMARY

This detached, three bedroom property is offered for sale with no forward chain, and is situated in the ever popular Crofton Lane, Hill Head which is moments away from shops, the beach and is within walking distance to local schools. From the moment you step inside, you're greeted by an abundance of natural light, creating a bright and welcoming atmosphere throughout. In our opinion, this property is immaculately presented throughout and benefits from a convenient porch, a spacious lounge with a sliding door leading out to the lovely kitchen/diner. The property offers three bedrooms, all equipped with built-in storage, and a family bathroom with the added convenience of a separate toilet. One of the standout features is the beautifully maintained outside space including a front garden and west-facing rear garden. Another great benefit is the garage with access from the garden, and parking. Please call our Stubbington Office to secure your viewing!







## **PORCH**

**LOUNGE** 20' 3" x 13' 2" (6.17m x 4.01m)

**KITCHEN/DINER** 19' 9" x 12' 3" (6.02m x 3.73m)

## **LANDING**

**MASTER BEDROOM** 13' 2" x 10' 8" (4.01m x 3.25m)

**BEDROOM TWO** 13' 2" x 10' 8" (4.01m x 3.25m)

**BEDROOM THREE** 9' 9" x 9' 1" (2.97m x 2.77m) Max measurements.

**BATHROOM** 6' 8" x 4' 9" (2.03m x 1.45m)

**WC** 5' 8" x 2' 7" (1.73m x 0.79m)

## **OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

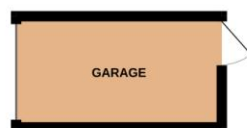
**GARAGE** 16' 1" x 8' 2" (4.9m x 2.49m)



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 D

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 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

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