

**£375,000**  
**3 Andrew Place**  
Hill Head, PO14 3QA



## PROPERTY SUMMARY

Situated in a prime, Hill Head location, this three bedroom semi-detached house is immaculately presented and is within walking distance to the stunning south coastline, Stubbington Village and great local schools. From the porch, the property opens up into a spacious yet cosy lounge to the front of the property, before leading into the open plan kitchen/diner which is dual aspect and bright, well-appointed with ample storage and worktop space. To the rear, there is a conservatory providing further reception space, overlooking the pleasant rear garden, and access to a downstairs W/C. Upstairs, there are three great sized rooms, all beautifully presented and a four piece family bathroom complete this home. Outside, there is a driveway, front garden and a larger than average rear garden, thoughtfully landscaped and maintained. This stunning home is not to be missed, so call us now in our Stubbington Branch to book in your viewing and avoid missing out today!





## **PORCH**

**LOUNGE** 14' 3" x 11' 4" (4.34m x 3.45m)

**KITCHEN/DINER** 19' 7" x 8' 3" (5.97m x 2.51m)

**CONSERVATORY** 8' 6" x 8' (2.59m x 2.44m)

**WC** 4' 6" x 3' 9" (1.37m x 1.14m)

## **LANDING**

**BEDROOM ONE** 12' 9" x 11' 5" (3.89m x 3.48m)

**BEDROOM TWO** 11' 1" x 8' 7" (3.38m x 2.62m)

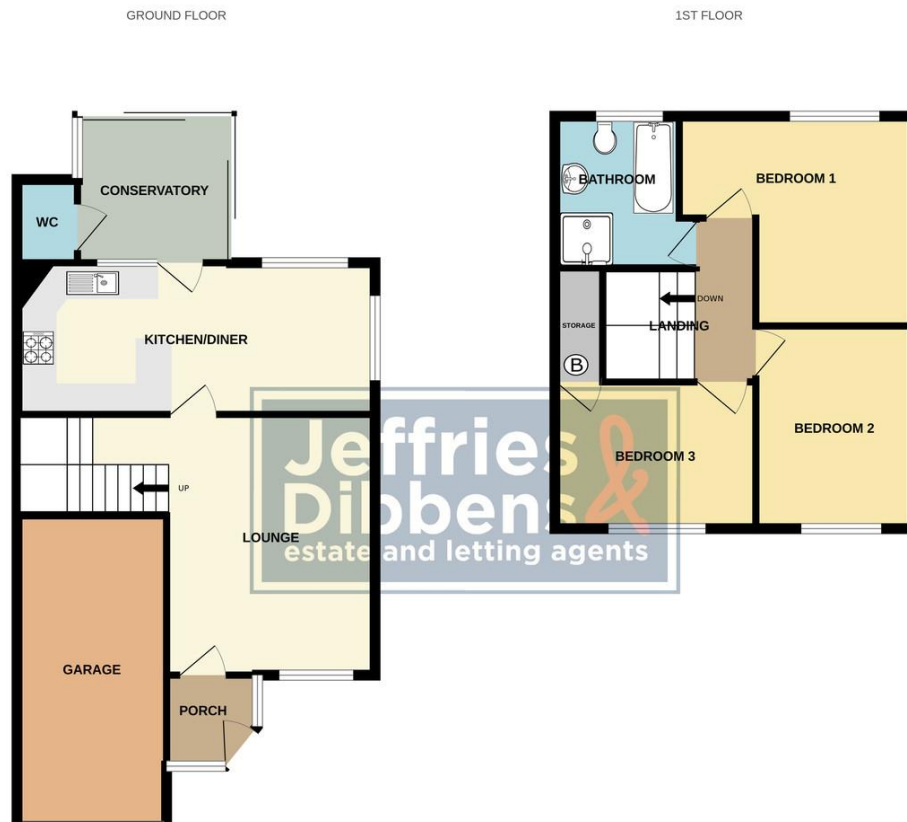
**BEDROOM THREE** 10' 7" x 8' 2" (3.23m x 2.49m)

**BATHROOM** 8' 3" x 7' 7" (2.51m x 2.31m)

## **REAR GARDEN**

## **DRIVEWAY**

**GARAGE** 16' 8" x 7' 10" (5.08m x 2.39m)



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 C

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 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.

**Jeffries  
Dibbens**  
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