

**Short Road, Hill Head, PO14**

Approximate Area = 1128 sq ft / 104.7 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Outbuildings = 78 sq ft / 7.2 sq m  
 Total = 1360 sq ft / 126.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1330049



2 Short Road, Hill Head,  
Hampshire, PO14 3HP

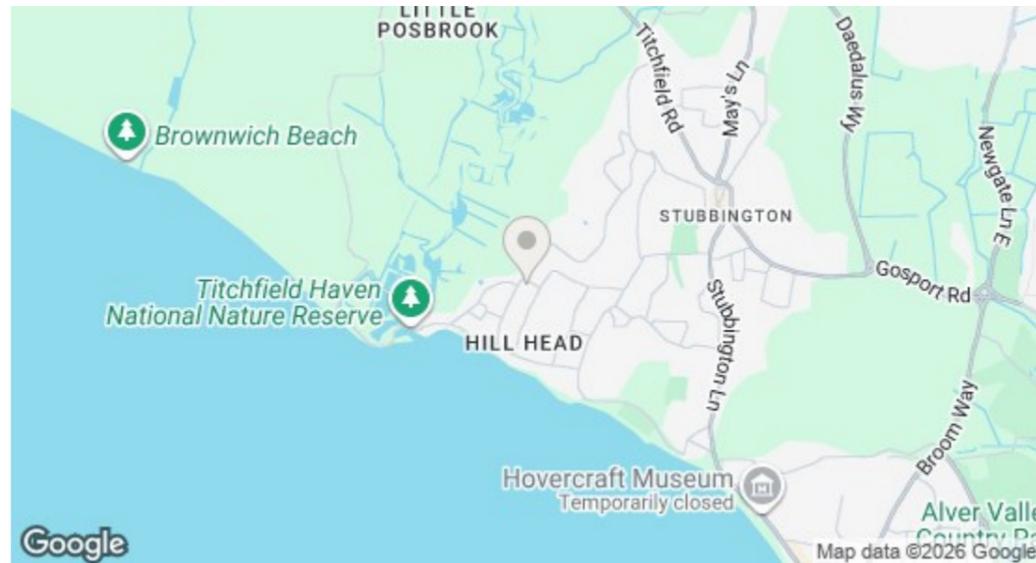
3 BEDROOMS   1 BATHROOMS   1 RECEPTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Anti Money Laundering**

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**Mortgage & Protection**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**Offer Check Procedure**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

**Removal Quotes**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**Solicitors**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**FREEHOLD - COUNCIL TAX BAND: E**

**Disclaimer Statement**

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



**SUMMARY**

Bernards Eckersley White are pleased to offer for sale this delightful detached house on Short. With a generous living space of 1,097 square feet, this property is ideal for families or those seeking a peaceful retreat.

The house boasts 3 well-proportioned bedrooms, providing ample space for relaxation and privacy, a large bathroom together with a downstairs cloakroom.

The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to enjoy leisurely walks along the coast or seeking nearby shops and schools, Hill Head has much to offer.

This property presents a wonderful opportunity to create a home that suits your lifestyle. With its spacious layout and desirable location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

