

£268,000

14 Elsfred Road

Hill Head, PO14 3NJ

PROPERTY SUMMARY

Offered with no forward chain, this three bedroom mid-terraced property is located within 500 meters of the stunning Hill Head Beach, as well as being within walking distance to local amenities and good infant, primary and senior schools. As you enter the property there is a wide entrance hallway which leads into the kitchen, lounge/diner and conservatory to the rear of the lounge. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property has recently been plastered with smooth skimmed ceilings and repainted, providing a fantastic blank canvas for the property's next owner. Outside, there is a front and rear garden, as well as a garage in the nearby block. The front garden offers potential to make a driveway (subject to relevant planning permissions) and the garage has allocated parking in front. Requiring modernisation, this property offers a fantastic opportunity to put your own stamp on your next home and secure that coastal lifestyle. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





ENTRANCE HALLWAY

KITCHEN 11' 9" x 9' 8" (3.58m x 2.95m)

LOUNGE 16' 3" x 14' (4.95m x 4.27m)

CONSERVATORY 9' 7" x 8' 1" (2.92m x 2.46m)

UPSTAIRS LANDING

BEDROOM 1 10' 8" x 10' (3.25m x 3.05m)

BEDROOM 2 10' 5" x 8' 11" (3.18m x 2.72m)

BEDROOM 3 7' 4" x 6' 11" (2.24m x 2.11m)

BATHROOM 5' 11" x 5' 10" (1.8m x 1.78m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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.

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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