



Guide Price £470,000 to £490,000

2 Cowdray Park

Hill Head, PO14 3SA

PROPERTY SUMMARY

Located in a peaceful cul-de-sac and within walking distance of the beautiful Hill Head Beach, this well-kept four-bedroom linked-detached house offers excellent living space, a practical layout, and fantastic potential to modernise and make your own. Approached via a front garden with driveway parking and an attached garage, the property welcomes you through a useful porch into an entrance hallway. On the ground floor, you'll find a convenient downstairs WC, a separate study, and a generously sized kitchen that leads through to the spacious L-shaped lounge/diner, a wonderfully light room with sliding doors opening out to the rear garden. The garage can also be accessed from the garden, adding further practicality. Upstairs, the home offers four well-proportioned bedrooms along with a family bathroom. Throughout, the décor is neutral, neat, and very well maintained, providing a comfortable home that's ready to move into, while still offering scope for future modernisation should you wish to add your own style. Outside, the rear garden provides a private space to relax, entertain, or enjoy outdoor time with the family. Offered with no forward chain, this is a superb opportunity to secure a home in a highly sought-after coastal location.





PORCH 5' x 3' 4" (1.52m x 1.02m)

W/C 4' 11" x 2' 8" (1.5m x 0.81m)

ENTRANCE HALLWAY

KITCHEN 13' 8" x 8' 2" (4.17m x 2.49m)

STUDY 9' 6" x 6' 2" (2.9m x 1.88m)

LOUNGE/DINER 21' 11" x 18' 2" (6.68m x 5.54m)

UPSTAIRS LANDING

BEDROOM 1 13' 5" x 9' 11" (4.09m x 3.02m)

BEDROOM 2 13' 5" x 8' 5" (4.09m x 2.57m)

BEDROOM 3 6' 10" x 8' 9" (2.08m x 2.67m)

BEDROOM 4 8' 8" x 5' 10" (2.64m x 1.78m)

BATHROOM 8' 10" x 8' 5" (2.69m x 2.57m)

OUTSIDE

ATTACHED GARAGE

DRIVEWAY

FRONT GARDEN

REAR GARDEN



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 E

VIEWINGS
By prior appointment only

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