

£430,000
2a The Hillway
Portchester, PO16 8BL

Beautifully presented throughout, this stunning detached two-bedroom home is situated in the highly sought-after location of The Hillway, Portchester. The ground floor features a recently modernised kitchen with quartz worktops, a spacious open-plan lounge/diner with double doors opening onto the landscaped rear garden, plus a utility room and shower room. Upstairs, there are two good-sized bedrooms, with the main bedroom benefiting from a contemporary en-suite shower room. Outside, the landscaped garden is complemented by a versatile office with air conditioning, ideal for working from home. Further benefits include secure side access, owned solar panels and a detached garage. An early viewing is highly recommended!

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ENTRANCE PORCH

LOUNGE/DINER 13' 8" x 17' 8" (4.18m x 5.39m)

KITCHEN 11' 0" x 10' 2" (3.36m x 3.11m)

UTILITY ROOM 6' 2" x 6' 5" (1.90m x 1.98m)

SHOWER ROOM 6' 2" x 3' 2" (1.89m x 0.98m)

BEDROOM ONE 15' 6" x 14' 6" (4.74m x 4.42m)

ENSUITE 4' 10" x 4' 5" (1.48m x 1.37m)

BEDROOM TWO 15' 6" x 7' 7" (4.74m x 2.32m)

REAR GARDEN

CABIN/OFFICE 11' 4" x 7' 5" (3.47m x 2.28m)

GARAGE

OWNED SOLAR PANELS



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		88 B
69-80	C	76 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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