GROUND FLOOR

1ST FLOOR

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While 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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Asking Price £695,000
Freehold

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Situated in the highly desirable location of Hill Head, Solent Road offers an excellent opportunity to acquire a versatile and generously proportioned home, ideally positioned within easy walking distance of the beach. The property provides flexible accommodation arranged over two floors, featuring three/four bedrooms, three reception rooms, two bathrooms, modern kitchen, utility and conservatory making it an ideal choice for families, or in need of a downstairs bedroom and bathroom. Outside, the property occupies a fantastic plot, with a garage situated to the rear, parking to the front. The property's location is a particular highlight, with the beautiful coastline and beach within easy walking distance, Further benefits include no forward chain, making this an attractive opportunity for a straightforward purchase. Call Chambers today to avoid disappointment. 0132 665700. Versatile Accommodation with annexe potential!

Front Door

Into:

Porch

Hooks for hanging space, further door into:

Entrance Hall

Textured ceiling, access to double storage cupboard and understairs cupboard, radiator. Doors to:

Kitchen/ Breakfast Room

13'6 x 10'10 (4.11m x 3.30m)

Skimmed ceiling, Double glazed window to front elevation, modern re-fitted range of wall and base/drawer units with worksurface over, in set sink, circle feature window to front, space for fridge/freezer, integrated slimline dishwasher, eye level double oven, 5 ring gas hob, heated towel rail, tiles, further door to:

Utility Room

Access to boiler, plumbing for washing machine, door to front elevation.

Study/Bed 4

11'5 x 10'11 (3.48m x 3.33m)

Textured ceiling, double glazed window to front elevation, radiator.

Inner Hall

Radiator, doors to:

Dining Room

12'11 x 11'8 (3.94m x 3.56m)

Textured ceiling, double glazed window to side elevation, radiator.

Bedroom 1

16'3 x 11'10 (4.95m x 3.61m)

PVCu double glazed window to rear garden, french doors open to conservatory, radiator, fitted wardrobes and further fitted furniture surrounding.

Bathroom

Window to side elevation, suite comprising freestanding roll top bath, separate shower cubicle, WC, hand wash basin, radiator, Dimplex heater, extractor fan.

Sitting Room

20'0 x 12'10 (6.10m x 3.91m)

Skimmed ceiling, window to side elevation, brick fireplace surround, radiator, television point, french doors into:

Conservatory

16'3 x 16'3 (4.95m x 4.95m)

Constructed from brick under a poly-carbonate roof with french doors and PVCu double glazed elevations to rear garden.

First Floor Landing

Textured ceiling doors to:

Bedroom 2

12'8 x 10'4 (3.86m x 3.15m)

Textured ceiling, radiator, Double glazed window to front and rear elevation, access to large eaves storage with power and light. Subject to planning this could be converted into an extra room.

Bedroom 3

12'8 x 8'10 (3.86m x 2.69m)

Textured ceiling, double glazed window to front and rear elevation, radiator ,access to storage cupboard.

Shower Room

(5'6" x 2'5") ((1.7m x 0.76m))

Textured ceiling, window to rear elevation, shower cubicle with Mira electric shower, WC, wash hand basin.

Outside

Front Garden

A brick wall surrounding the front garden with shrub borders mainly laid to grass and shingle with path leading to front door.

Driveway

The shingled driveway offers off road parking with potential to extend this at the front.

Rear Garden

A larger-than-average, beautifully landscaped garden offering a high degree of privacy, with mature surroundings, established hedge borders, a generous patio area and extensive lawn. The garden also offers excellent potential for further extension or development of the property, subject to the necessary planning permissions. Benefitting from new fencing in April 2026.

Garage/Carport

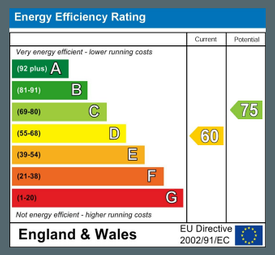
(19'1" x 9'4") ((5.82m x 2.87m))

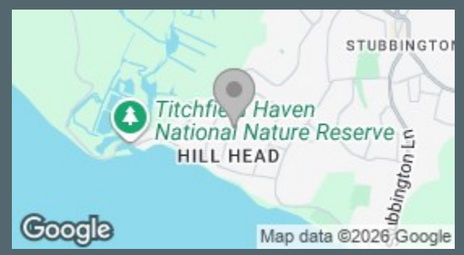
Located at the rear of the property there is a brick built garage with workshop space at the rear and carport to the front.

Lean To:

(43'11" x 5'4") ((13.39m x 1.63m))

Located down the left side of the property offering side access is this lean to under a polycarbonate roof, power, would be an ideal potting shed or store area as it is brick built.





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