



£469,995
112 Moody Road
Hill Head, PO14 2PS

PROPERTY SUMMARY

We are delighted to present to the market this exceptional three-bedroom family home, which has been completely renovated throughout and enhanced by an impressive wrap-around extension. Perfectly positioned, the property is just a short walk from both Lee-on-the-Solent beach and Stubbington Village.

On entering the hallway, you are welcomed into a cosy front lounge before reaching the showpiece of the home - a spacious open-plan kitchen, dining, and living area. This bright and contemporary hub features sleek porcelain tiled floors, integrated Bosch appliances, a stylish breakfast bar island, a striking acoustic panelled wall, and tri-folding doors that seamlessly open onto the rear garden. Adding further practicality, the home benefits from a utility room with side access and a convenient downstairs W/C.

Upstairs, there are three well-proportioned bedrooms, including a master with generous fitted wardrobes, complemented by a beautifully refitted family bathroom.

The landscaped south-facing rear garden has been designed for low maintenance while offering a high degree of privacy. It also provides access to a superb fully insulated garden room, currently set up as a bar - a fantastic space for entertaining or adapting to suit a variety of needs. Adjoining this is a versatile gym area, ideal for fitness enthusiasts or additional storage.

To the front, a large driveway provides off-road parking for 5-6 vehicles. Situated within sought-after school catchments, this property combines style, practicality, and location, making it a rare find.

Contact our Stubbington Branch today to arrange your viewing and avoid missing out on this stunning home.

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HALLWAY

LOUNGE 13' 4" x 11' 5" (4.06m x 3.48m)

KITCHEN/DINER/FAMILY ROOM 25' x 21' (7.62m x 6.4m)

UTILITY ROOM 8' 6" x 7' 9" (2.59m x 2.36m)

WC 6' 11" x 2' 8" (2.11m x 0.81m)

LANDING

MASTER BEDROOM 10' 6" x 12' 2" (3.2m x 3.71m)

BEDROOM TWO 10' 6" x 10' 4" (3.2m x 3.15m)

BEDROOM THREE 8' 11" x 7' 6" (2.72m x 2.29m)

BATHROOM 7' 4" x 5' 7" (2.24m x 1.7m)

OUTSIDE

BAR 20' 6" x 12' 5" (6.25m x 3.78m)

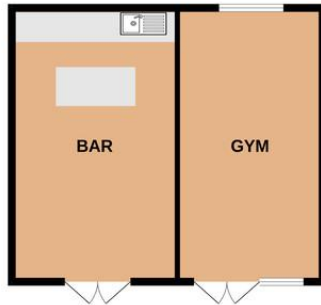
GYM 20' 6" x 10' 11" (6.25m x 3.33m)

REAR GARDEN

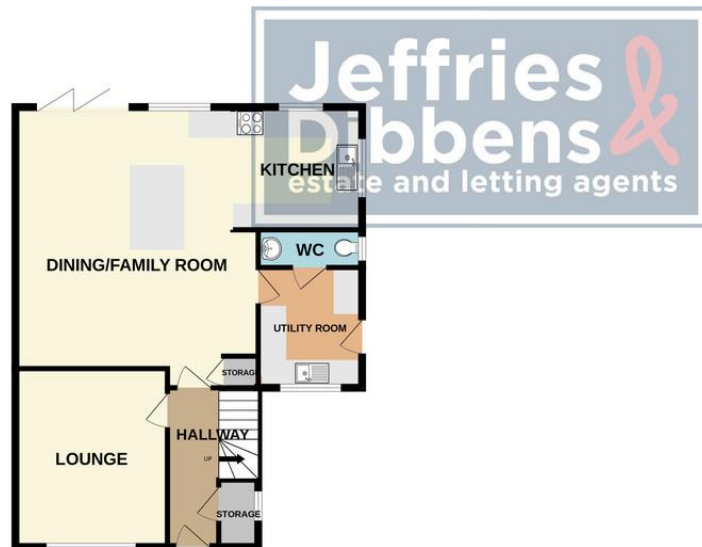
DRIVEWAY



GROUND FLOOR



1ST FLOOR

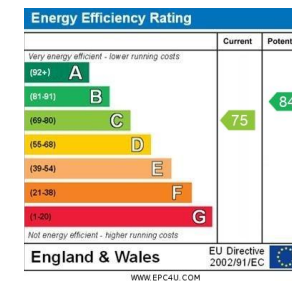


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.

**Jeffries
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