

**£260,000**

**8 Hawk Close**

Hill Head, PO14 3SW



## PROPERTY SUMMARY

This two bedroom end of terrace property is offered with no forward chain and offers huge potential to improve and extend subject to planning permission. With a porch, kitchen, conservatory, lounge, two double bedrooms and a family bathroom, the property is well appointed and also benefits from a garage in a block. The corner plot the house is situated on is generous and provide scope to landscape. Further benefits include gas central heating, walking distance to the beach and the village as well as great school catchments.





**PORCH** 8' 2" x 3' 5" (2.49m x 1.04m)

**HALLWAY**

**LOUNGE** 13' 9" x 12' (4.19m x 3.66m)

**KITCHEN** 12' 2" x 8' 6" (3.71m x 2.59m)

**CONSERVATORY** 12' 6" x 9' 2" (3.81m x 2.79m)

**LANDING**

**BEDROOM** 12' x 8' 8" (3.66m x 2.64m)

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**BATHROOM** 8' 11" x 4' 10" (2.72m x 1.47m)

**OUTSIDE**

**REAR GARDEN**

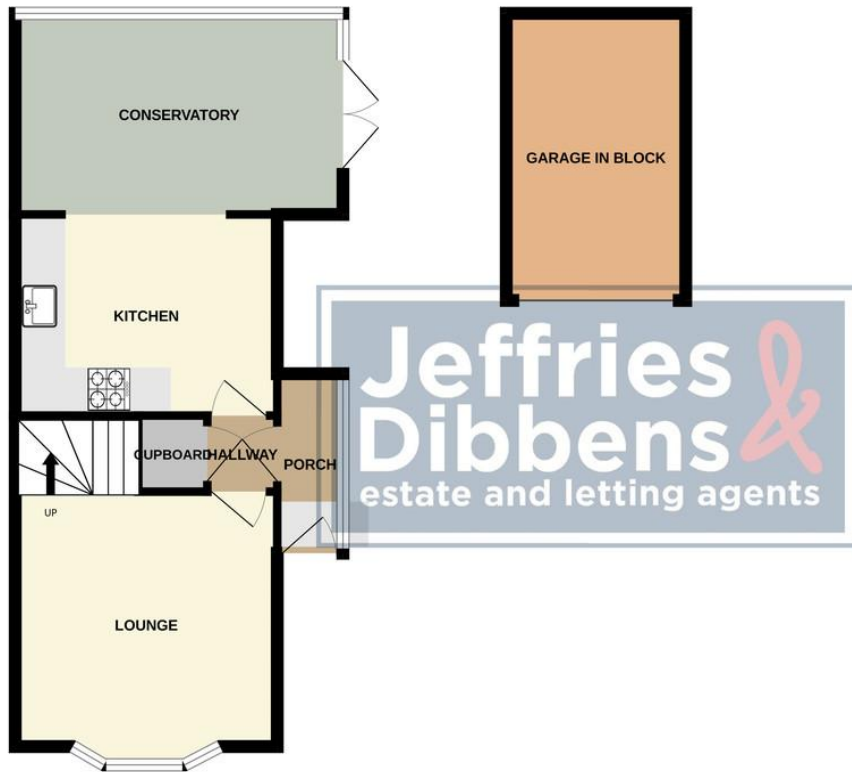
**FRONT GARDEN**

**GARAGE IN BLOCK**

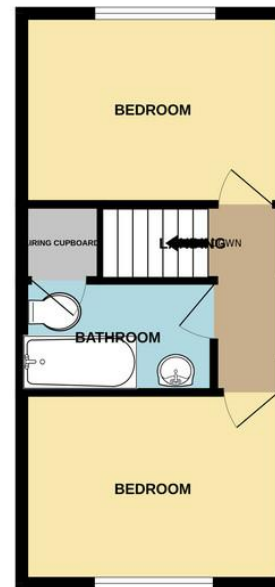




GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 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.

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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