

**Guide Price £700,000 - £725,000**

**56 Old Street**

Hill Head, PO14 3HW



## PROPERTY SUMMARY

Set in the highly sought-after location of Old Street, Hill Head, this spacious three double bedroom detached house presents a rare opportunity to acquire a substantial home with prime coastal positioning and endless potential for modernisation.

Occupying a generous plot, the property boasts a large front garden with ample driveway parking, and a truly impressive rear garden stretching approximately 150ft, offering the perfect space for families, gardeners, or those seeking peace and privacy.

The ground floor accommodation includes a welcoming lounge which opens into a light-filled dining room, seamlessly connecting to the rear conservatory-ideal for enjoying views across the garden year-round. The kitchen diner provides plenty of space for family meals and flows through to a useful utility area and an integral garage with internal access. A convenient downstairs shower room adds flexibility for growing families or guests.

Upstairs, a spacious landing leads to three generous double bedrooms, each offering flexibility for family living or working from home. The standout feature upstairs is the balcony, accessed via sliding doors from the landing, which offers breath taking open views over fields stretching towards the Solent, a perfect spot to enjoy morning coffee or evening sunsets. A family bathroom completes the upper level.

An ideal canvas for your dream home and located within a highly desirable school catchment areas, just moments from the beach and local amenities, this property combines potential, generous space, and a fantastic location-making it an opportunity not to be missed.

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#### ENTRANCE HALL

**LOUNGE** 16' 4" x 12' 3" (4.98m x 3.73m)

**DINING ROOM** 12' 3" x 9' 10" (3.73m x 3m)

**KITCHEN/DINER** 19' 9" x 11' 8" (6.02m x 3.56m)

**UTILITY ROOM** 9' 7" x 5' 2" (2.92m x 1.57m)

**CONSERVATORY** 11' 4" x 8' 3" (3.45m x 2.51m)

**DOWNSTAIRS SHOWER ROOM** 5' 11" x 5' 6" (1.8m x 1.68m)

**INTEGRAL GARAGE** 15' x 9' 8" (4.57m x 2.95m)

#### UPSTAIRS LANDING

#### BALCONY

**BEDROOM 1** 15' 2" x 12' 3" (4.62m x 3.73m)

**BEDROOM 2** 12' 3" x 11' 11" (3.73m x 3.63m)

**BEDROOM 3** 9' 3" x 8' 9" (2.82m x 2.67m)

**BATHROOM** 8' 8" x 5' 5" (2.64m x 1.65m)

#### OUTSIDE

#### DRIVEWAY

#### FRONT GARDEN

#### LARGE 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

# EPC TO FOLLOW

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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