



GUIDE PRICE

£650,000 - £670,000

Hillsdown, Station Road

Portchester, PO16 8BJ

PROPERTY SUMMARY

Jeffries & Dibbens is delighted to bring to the market this charming four-bedroom Edwardian detached family home. Offering generous living space throughout, the ground floor comprises a porch and entrance hall, a bay-fronted separate lounge, a dining room and a contemporary fitted kitchen. Further benefits include a utility room, a ground floor WC and a conservatory overlooking the garden. To the first floor are four well-proportioned double bedrooms, a family bathroom and a spacious loft room complete with a shower room. Externally, the property enjoys a south-west facing wrap-around garden with secure side access to ample off-road parking to the front of the property. The garage is now a working hair salon with kitchenette and WC, offering excellent potential for a home business or alternative uses. An early viewing is highly recommended, please contact our Portchester office to arrange your appointment.





PORCH

ENTRANCE HALL

LIVING ROOM 16' 11" x 13' 10" (5.16m x 4.22m)

DINING ROOM 12' 4" x 11' 11" (3.76m x 3.63m)

KITCHEN 15' 0" x 10' 6" (4.57m x 3.2m)

UTILITY 9' 10" x 6' 9" (3m x 2.06m)

CONSERVATORY 11' 7" x 10' 3" (3.53m x 3.12m)

LANDING

BATHROOM

BEDROOM FOUR 9' 0" x 9' 11" (2.74m x 3.02m)

BEDROOM THREE 11' 9" x 10' 7" (3.58m x 3.23m)

BEDROOM TWO 12' 4" x 11' 11" (3.76m x 3.63m)

BEDROOM ONE 13' 11" x 10' 5" (4.24m x 3.18m)

LOFT ROOM 18' 1" x 13' 6" (5.51m x 4.11m)

SHOWER ROOM

SALON/GARAGE CONVERSION 21' 6" x 8' 5" (6.55m x 2.57m)

KITCHENETTE 13' 9" x 8' 6" (4.19m x 2.59m)

WC

REAR GARDEN

OFF ROAD PARKING



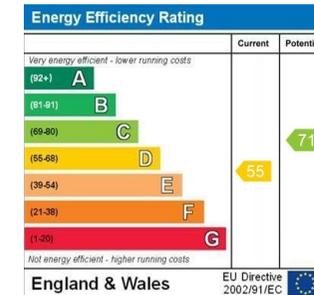
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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