



20 Old Street
Hill Head, PO14 3HT

Exceptional

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented three-bedroom semi-detached home, situated in a highly sought-after location in Hill Head, just moments from Hill Head Beach and the picturesque Titchfield Haven. Offering generous and versatile living accommodation alongside a substantial rear garden, this is an ideal family home in a fantastic coastal setting.

The property opens into a wide and welcoming entrance hallway, leading through to a separate lounge at the front of the home. Creating a cosy reception space for relaxing with family, the room features an attractive bay window and a log burner.

The real heart of the home is the impressive extended kitchen/dining/family room spanning the rear of the property. Designed with modern family living and entertaining in mind, this fantastic open-plan space boasts a shaker-style, well-equipped kitchen, four skylights flooding the room with natural light and triple sliding doors opening directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. Adjacent to the kitchen is a separate study, providing an ideal home-working space. A handy downstairs WC and internal access to the integral garage complete the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with bedrooms one and two both benefiting from fitted sliding wardrobe storage. A family bathroom serves the bedrooms and completes the internal accommodation.

Outside, the substantial rear garden is a particular feature of the home, providing a private and peaceful retreat with plenty of space for alfresco dining, entertaining and family life. Predominantly laid to a verdant lawn with a raised decked area, the garden also offers excellent scope for further landscaping to create a truly impressive outdoor space. To the front, the property benefits from a generous driveway, front garden and access to the garage.

Perfectly positioned for those looking to enjoy the Hill Head lifestyle, with the beach and Titchfield Haven close by, this superb family home needs to be viewed to fully appreciate the space, setting and accommodation on offer. Call our Stubbington branch today to arrange your viewing.

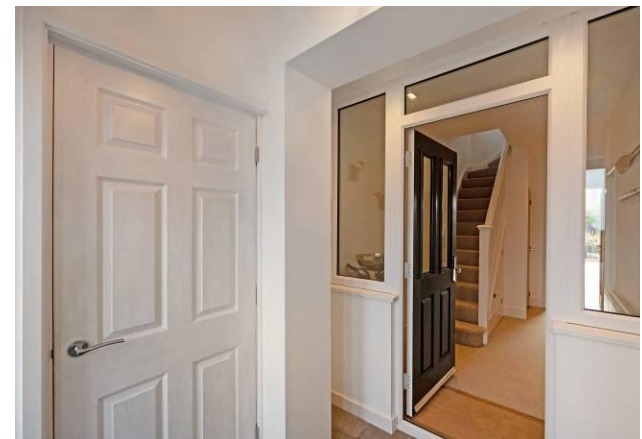
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ENTRANCE HALLWAY

LOUNGE 13' 00" x 11' 11" (3.96m x 3.63m)

KITCHEN/DINER/FAMILY ROOM 30' 10" x 19' 10" (9.4m x 6.05m)

STUDY 14' 6" x 7' 7" (4.42m x 2.31m)

CLOAKROOM

UPSTAIRS

BEDROOM 1 12' 00" x 12' 00" (3.66m x 3.66m)

BEDROOM 2 12' 00" x 11' 11" (3.66m x 3.63m)

BEDROOM 3 8' 4" x 7' 5" (2.54m x 2.26m)

BATHROOM

OUTSIDE

INTEGRAL GARAGE 19' 1" x 8' 3" (5.82m x 2.51m)

DRIVEWAY

FRONT GARDEN

REAR GARDEN





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 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.



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18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG