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Guide Price **£275,000 - £285,000**  
**19 Pytchley Close**  
Hill Head, PO14 3SF



## PROPERTY SUMMARY

Offered with no forward chain and situated in the popular and quiet cul-de-sac of Pytchley Close, Hill Head, this well-presented three-bedroom staggered terraced home offers ideal accommodation for first-time buyers or young families. The property benefits from a refitted modern kitchen and a refitted bathroom, providing a contemporary feel throughout. On the ground floor there is a spacious lounge/diner, offering a versatile living and entertaining space with plenty of natural light. Upstairs, the home boasts three good-sized bedrooms, all well-proportioned and suitable for a range of needs. Externally, the property enjoys a convenient location with easy access to local amenities. The home is ideally positioned close to Hill Head beach, the village centre, and well-regarded local schools, making it a highly desirable location. An excellent opportunity for a first-time buyer looking to secure a home in a sought-after coastal area.





**ENTRANCE HALL**

**KITCHEN** 8' 4" x 7' 3" (2.54m x 2.21m)

**LOUNGE/DINER** 16' 8" x 15' (5.08m x 4.57m)

**BEDROOM 1** 11' 5" x 8' 3" (3.48m x 2.51m)

**BEDROOM 2** 10' 5" x 7' 6" (3.18m x 2.29m)

**BEDROOM 3** 7' 6" x 7' (2.29m x 2.13m)

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

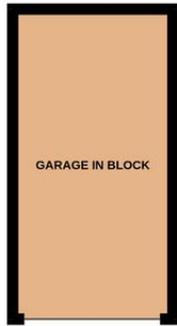
**PRIVATE REAR GARDEN**

**GARAGE IN BLOCK**



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.

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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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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