



£650,000
Swordfish Close
Hill Head, PO13 9FJ

PROPERTY SUMMARY

Situated a stone's throw from Hill Head Beach, this ground floor apartment has been finished to a very high standard and is within a private, gated residence with secure entry. Internally, the property boasts a spacious entrance hallway, open plan lounge/diner, fitted kitchen, main bathroom, master suite with an en-suite shower room and double doors opening onto a sun room, as well as a double second bedroom. Further benefits to this stunning apartment include two allocated parking spaces, a well maintained wrap-around garden and the idyllic seafront location. Call us now in our Stubbington Branch to book a viewing to appreciate all that is on offer.

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ENTRANCE HALLWAY

LOUNGE/DINER 19' 07" x 19' 07" (5.97m x 5.97m)

KITCHEN 12' x 8' 09" (3.66m x 2.67m)

BATHROOM 7' 06" x 6' 07" (2.29m x 2.01m)

MASTER BEDROOM 19' 11" x 10' 10" (6.07m x 3.3m)

ENSUITE 6' 11" x 6' 08" (2.11m x 2.03m)

BEDROOM TWO 13' 09" x 8' 07" (4.19m x 2.62m)

SUN ROOM 13' 01" x 9' 10" (3.99m x 3m)

ALLOCATED PARKING

COMMUNAL GARDEN

Service Charge: £1277.86 per 6 months - including buildings insurance. Ground Rent: Nil - Share of the Freehold. Length of lease: 125 years from 1st September 2004



GROUND FLOOR



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
Share of 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

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