



£700,000
1 Short Road
Hill Head, PO14 3HP

PROPERTY SUMMARY

This immaculately presented, four bedroom family home is a short walk from Hill Head Beach and boasts a large plot and generous internal accommodation. With views overlooking the horse fields, this detached home offers a unique opportunity to acquire not only a beautiful home, but also the peaceful Hill Head lifestyle. The property lies within great school catchments and has four well-proportioned bedrooms upstairs, with an en-suite to the master bedroom as well as a refitted family bathroom. Downstairs has a bright conservatory, lounge, two further reception rooms, a cloakroom and a modern fitted kitchen. Further benefits include a double length garage, a beautifully maintained wrap around garden and driveway parking for multiple vehicles. This property is one of a kind and not to be missed! Call us now in our Stubbington Branch to book your viewing today.





PORCH 9' 9" x 5' 2" (2.97m x 1.57m)

ENTRANCE HALL

CLOAKROOM 5' 10" x 4' 3" (1.78m x 1.3m)

LOUNGE 19' 6" x 11' 10" (5.94m x 3.61m)

KITCHEN 12' 2" x 8' 1" (3.71m x 2.46m)

DINING ROOM 14' 10" x 9' 11" (4.52m x 3.02m)

RECEPTION ROOM 2 9' 11" x 8' 7" (3.02m x 2.62m)

CONSERVATORY 13' 11" x 12' 6" (4.24m x 3.81m)

UTILITY/LOBBY 13' 10" x 5' 11" (4.22m x 1.8m)

UPSTAIRS LANDING

BEDROOM 1 17' 1" x 11' 10" (5.21m x 3.61m)

ENSUITE 8' 8" x 3' 1" (2.64m x 0.94m)

BEDROOM 2 14' 11" x 9' 10" (4.55m x 3m)

BEDROOM 3 11' 8" x 11' 6" (3.56m x 3.51m)

BATHROOM 7' 6" x 5' 4" (2.29m x 1.63m)

BEDROOM 4 9' 10" x 8' 6" (3m x 2.59m)

OUTSIDE

DRIVEWAY

FRONT GARDEN

GARAGE 27' 8" x 8' 4" (8.43m x 2.54m)

REAR GARDEN

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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