



GUIDE PRICE

£850,000 - £875,000

7 Monks Way

Hill Head, PO14 3LU

PROPERTY SUMMARY

Offered with no forward chain, this property showcases coastal living at its finest in this charming three-bedroom (formerly four bedroom) home in Hill Head. Wake up to breath-taking balcony sea views across the Solent over to the Isle of Wight from the comfort of the spacious master bedroom with a dressing room and en-suite. Downstairs, the open-plan layout seamlessly connects the large kitchen/breakfast room and living areas, creating a perfect space for both relaxation and entertaining. Subject to planning permissions, this property could be vastly extended and renovated for the new owner to create a bespoke and individual residence. Further benefits include a peaceful rear garden with scope to landscape and improve, a full length sun room to the rear and a separate study area. Within close proximity to local amenities and Hill Head beach, this home could offer its next owner a serene seaside lifestyle. Call us now in our Stubbington Branch to book in your viewing to appreciate all that is on offer.

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PORCH

ENTRANCE HALL

WC 5' 10" x 5' 09" (1.78m x 1.75m)

LOUNGE 20' 01" x 16' 03" (6.12m x 4.95m)

DINING ROOM 10' 11" x 10' 07" (3.33m x 3.23m)

KITCHEN/BREAKFAST ROOM 17' 10" x 13' 02" (5.44m x 4.01m)

CONSERVATORY 28' 02" x 11' 08" (8.59m x 3.56m)

STUDY 9' 01" x 7' 01" (2.77m x 2.16m)

WINE CELLAR/UTILITY 9' 05" x 9' 02" (2.87m x 2.79m)

WORKSHOP 9' 03" x 11' 09" (2.82m x 3.58m)

LANDING

MASTER BEDROOM 16' 04" x 12' 00" (4.98m x 3.66m)

DRESSING ROOM 6' 00" x 5' 07" (1.83m x 1.7m)

ENSUITE 7' 06" x 5' 11" (2.29m x 1.8m)

BALCONY

BEDROOM TWO 14' 01" x 10' 06" (4.29m x 3.2m)

BEDROOM THREE 11' 00" x 9' 11" (3.35m x 3.02m)

BATHROOM 10' 11" x 7' 05" (3.33m x 2.26m)

OUTSIDE

DRIVEWAY

FRONT GARDEN

REAR GARDEN



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 G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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



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