



Hillson Drive, Fareham, Hampshire, PO15 6PD

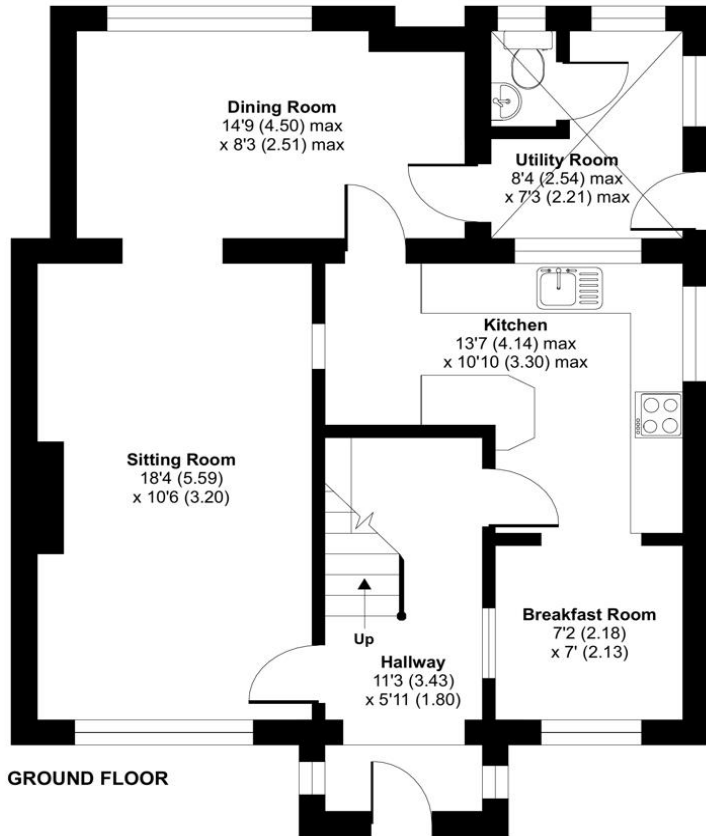


ACCOMMODATION

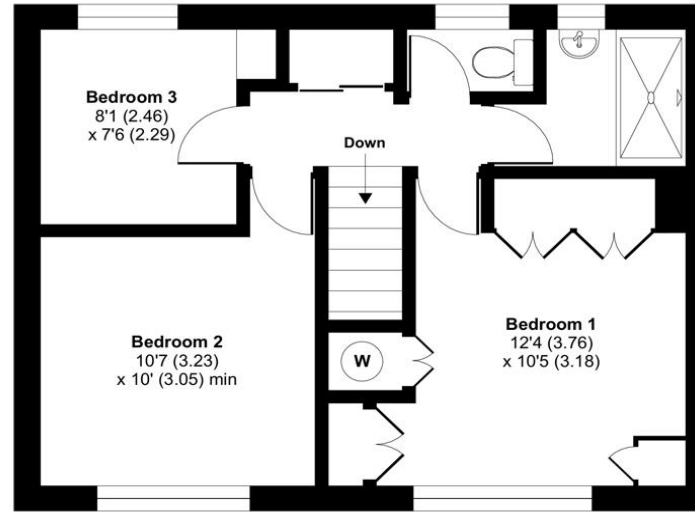
This extended semi-detached, three-bedroom house offers versatile accommodation having been improved whilst still offering the potential to modernise throughout. The property is entered via a welcoming entrance hallway with stairs to the first floor and doors to the lounge and kitchen/diner. The lounge includes a feature fireplace and opens to the additional reception room overlooking the rear garden and with a door to a handy utility room which leads off from here. The kitchen is fitted with an array of eye and base units, a range of freestanding and integrated appliances. On the first floor, there are two double bedrooms and a single, the principal bedroom benefits from built-in storage. All the bedrooms are served by the family bathroom which has been re-fitted. Externally, the garden enjoys a large patio with a pergola, perfect for entertaining and al fresco dining, the rear also offers a large outdoor summer room/office. To the front, the property boasts a driveway, offering ample off-street parking.

Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1049578



SITUATION

Fareham and Whiteley both provide an excellent range of shopping and leisure facilities. Fareham main line railway station is a short distance away and there are also good motorway links to the M27 for both east and west bound routes, with access to the A3 for Petersfield, Guildford and London. Situated in an extremely sought-after residential location, Stubbington village itself provides an excellent range of amenities, excellent schools and with both Hill Head and Lee on the Solent beaches being just over a mile away. Hill Head village is famed for its sheltered beach, stunning water front views, sailing club and small harbour known as Titchfield Haven. As well as the sheltered local beaches and access to the sea, the nearby Titchfield Haven Nature Reserve and Hillhead Sailing Club provide another dimension for outdoor recreation.



SPECIFICATION

- Huge potential to modernise
- Semi-detached three-bedroom home
- Sitting room with feature fireplace
- Family bathroom servicing all bedrooms
- Private and enclosed garden with pergola
- Off-street driveway parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: C

GUIDE PRICE

Asking Price £315,000

TENURE

Freehold