

Crofton Lane, Hill Head,  
Fareham, Hampshire, PO14 3LR

£460,000



Rarely Available Cottage Near To Hill Head Two Bedroom Cottage  
Seafront

Two Reception Rooms

Kitchen / Breakfast Room

Four Piece First Floor Bathroom

Outside Store Sheds

Lawned Garden With Flower Borders

Sea Views From Main Bedroom

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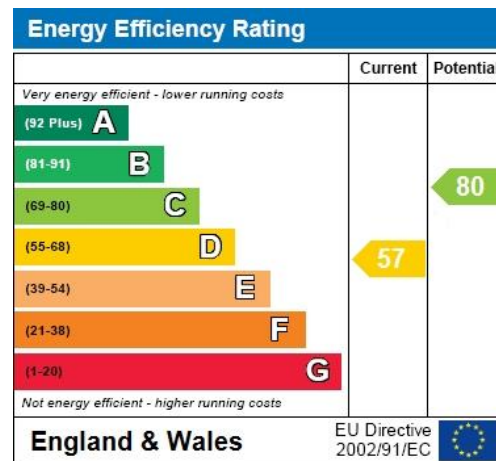
A great opportunity to purchase a Victorian cottage in the much sought after Hill Head area, being a short distance away from the beach and benefitting from views of The Solent from the main bedroom window. The property has a good size kitchen/breakfast room and an additional ground floor reception which could be used as a 3rd bedroom if required.



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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	Glazed front door and windows, quarry tiled floor, door to:
Entrance Hall	Storage cupboard.
Lounge	11'10" (3.61m) x 9'7" (2.92m) Built in cupboard.
Kitchen / Dining Room	15'4" (4.67m) x 11'4" (3.45m) Single drainer stainless steel sink unit with base cupboard under, plumbing for washing machine and dishwasher, recess for gas and electric cooker, space for fridge/freezer, tall standing cupboard, pantry, wall cupboard.
Dining Room	13'1" (3.99m) x 9'4" (2.84m) Radiator, wall mounted gas central heating boiler (installed 2021), door to rear. Potential to convert to 3rd bedroom if required.
ON THE 1ST FLOOR	
Bedroom 1	15'3" (4.65m) x 9'7" (2.92m) Built in cupboard, sash window with views of The Solent.
Bedroom 2	11'4" (3.45m) x 8'2" (2.49m) Built in cupboard, overstairs cupboard, sash window.
Bathroom	7'11" (2.41m) x 6'7" (2.01m) 4 piece suite of claw footed bath with antique style mixer tap and shower attachment, W.C., pedestal hand basin, separate shower cubicle, tiled walls.
Landing	Pull down loft ladder giving access to:
Loft Space	15'5" (4.7m) x 11'7" (3.53m) Approx between cross beams. boarded with 2 Velux windows, full head height to central area.
OUTSIDE	
Open Courtyard Area	2 brick built store sheds that belong to this property.
Garden	With lawn, raised flower beds with shrubs, timber pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Parking Area	Located nearby
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.