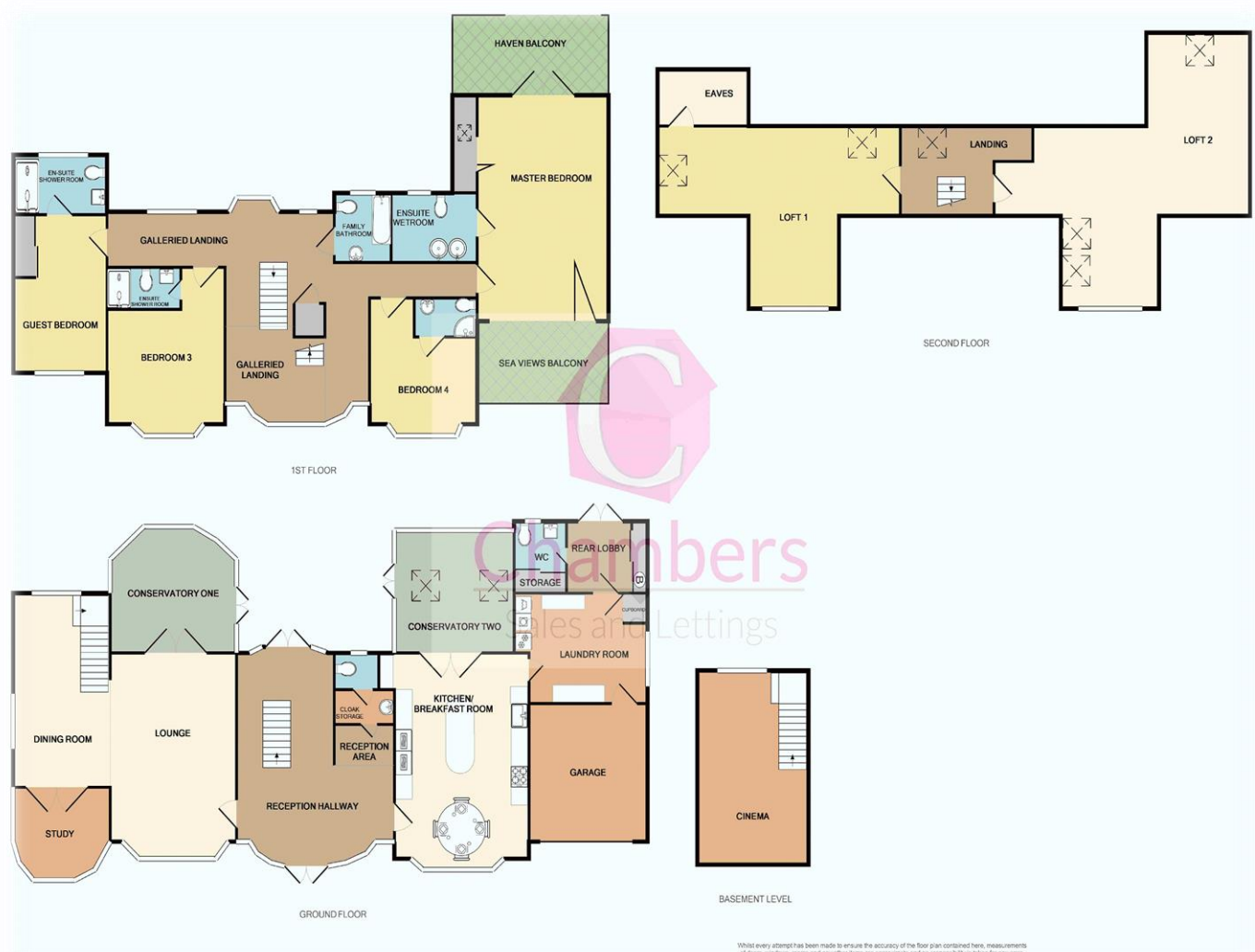




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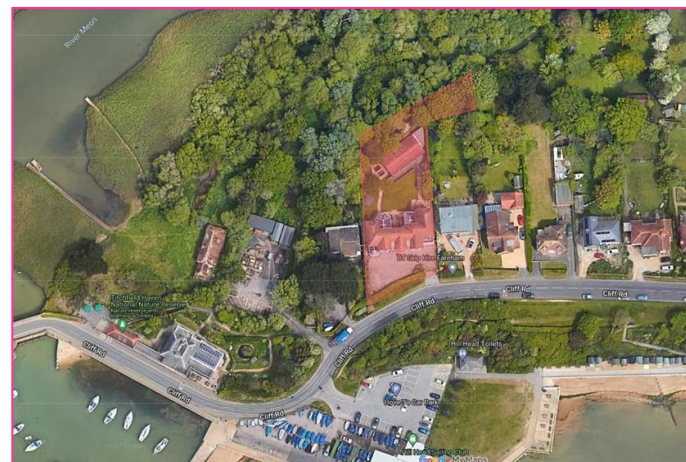
FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.





44 Cliff Road Hill Head Fareham PO14 3JT

£2,850,000

In our opinion a stunning stand out residence situated in an enviable front line position located in Hill Head's premier road. 44 Cliff Road covers approximately 6,239 sq ft over four floors (not including balconies, garage or swimming pool complex), and boasts fantastic panoramic sea views to the front and private rear aspect backing onto Titchfield Haven. The design and layout of this property offers versatile accommodation that can be tailored to suit the discerning purchasers individual requirements, with several reception rooms including snooker room with full size table, kitchen/breakfast room with bespoke hand made kitchen units, large utility room, cinema room, guest cloak room facilities, four double bedrooms all En-Suite to the first floor along with a further family bathroom. The top floor of this well appointed property, provides two large loft rooms with fantastic views from the glazed gable ends with potential subject to appropriate works and permissions, to create further bedroom/home office space. Outside the property offers secure gated driveway parking for numerous vehicles leading to the garage, landscaped private rear gardens and a large swimming pool complex with heated pool, changing rooms and boiler house. A property of this size and quality is rarely available on Cliff Road, especially one with so many refinements and unrivalled views, therefore an early inspection is essential to avoid disappointment!

Reception Hallway

A well proportioned reception hallway with feature glazed elevation offering sea views to the front, French style doors to the rear garden and elegant bespoke staircase giving access to the first floor galleried landing.

Guest Cloakroom

Access via cloak hanging and storage area, fitted travertine sink and vanity unit, W.C.

Sitting Room 24' 6" x 15' 0" (7.46m x 4.57m)

The West wing of the property is given over to reception rooms with the sitting room providing the centre focal point and offering sea views to the front elevation.

Dining Room 27' 4" x 10' 3" (8.32m x 3.12m)

A well proportioned dining room, providing staircase access down to the cinema room.

Snooker Room 20' 6" x 16' 6" (6.242m x 5.029m)

Overlooking the gardens and boasting a full size snooker table.

Study 10' 8" x 10' 3" (3.25m x 3.12m)

A light and airy study offering sea views.

Kitchen/Breakfast Room 31' 0" x 14' 0" into 17'6 (9.44m x 4.26m)

A beautiful bespoke luxury kitchen with many feature units and fitted appliances including eye level Neff ovens, full height larder fridge and larder freezer, dishwasher, induction hob and canopy hood. Pull out bin storage, pan drawers and breakfast table space to take advantage of the sea view.

Conservatory 16' 5" x 13' 6" (5.00m x 4.11m)

The present owners use this large conservatory as a dining room to take advantage of the view over the private rear garden.

Laundry Room 17' 8" x 13' 2" (5.38m x 4.01m)

A large fully fitted laundry room offering lots of storage, with personal door into the garage.

Rear Lobby 7' 7" x 7' 4" (2.31m x 2.23m)

Providing access to the rear garden and further storage.

Downstairs Cloakroom 7' 3" x 4' 2" (2.21m x 1.27m)

A further downstairs cloakroom with cosmopolitan suite.

Basement Floor

Cinema Room 27' 0" x 10' 3" (8.22m x 3.12m)

A useful family room currently used as snug cinema room.

First Floor Galleried Landing

A lovely open plan Galleried Landing with feature seating area to the front, taking advantage of the full height glazed elevation with panoramic sea views.

Master Suite 24' 0" x 13' 8" (7.31m x 4.16m)

A well appointed suite offering a triple aspect and balconies to the front and rear elevations.

En-Suite Wetroom 10' 7" x 8' 0" (3.22m x 2.44m)

A fully fitted luxury 'Hotel Quality' wetroom suite, offering beautiful floor to ceiling tiling.

Sea View Balcony

Well proportioned balcony with panoramic sea view.

Haven Balcony

Well proportioned balcony offering views over the garden towards Titchfield Haven.

Guest Bedroom 20' 3" x 10' 3" (6.17m x 3.12m)

Offering sea views to the front elevation.

En-Suite Shower Room 10' 2" x 6' 6" (3.10m x 1.98m)

Fully fitted quality suite with wall to ceiling tiling.

Bedroom Three 16' 9" x 15' 3" (5.10m x 4.64m)

With sea views to the front elevation.

En-Suite Shower Room 10' 8" x 3' 7" (3.25m x 1.09m)

Beautiful fully fitted suite with floor to ceiling tiling.

Bedroom Four 18' 8" x 14' 3" (5.69m x 4.34m)

With sea views to the front elevation.

En-Suite Shower Room 7' 10" x 4' 5" (2.39m x 1.35m)

A well proportioned fully fitted suite with floor to ceiling tiling.

Family Bathroom 7' 9" x 6' 1" (2.36m x 1.85m)

Centrally located family bathroom with fully fitted suite including bath tub, Roca W.C and wash basin, floor to ceiling tiling with fitted television.

Second Floor Landing 16' 9" x 15' 3" (5.10m x 4.64m)

With sea views to the front elevation.

En-Suite Shower Room

With access to:

Loft Room 1 31' 0" max x 9' 10" nar (9.45m x 2.999m)

A large loft area with triple aspect, with glazed gable end providing fantastic sea views, and further views to both the side and rear over The Haven. Potential subject to the appropriate permissions to use as further bedroom or home office space.

Loft Room 2 21' 5" x 0' 0" (6.516m x 0m)

A irregular shaped loft room with glazed gable end providing fantastic sea views. Potential subject to permissions to use as further bedroom or home office space.



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