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Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant 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 companies employ has authority to make or give representation or warranty in respect of the property.



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





3 Crofton Lane Hill Head Fareham PO14 3LR

Guide Price £429,950

Seaside Living! A lovely two bedroom character Victorian 'Coastguard' cottage situated next to Hill Head beach, and unusually for these particular properties has its own enclosed private rear garden (no access by neighbouring properties). The cottage with fantastic sea views from bedroom 1 and 2, currently provides two double bedrooms, a sitting room and kitchen/dining room, utility room, and both a downstairs bathroom and first floor shower room. The property is offered with no forward chain, has a nearby garage and parking, and has the potential to convert the large loft space subject to the appropriate permissions.

Front Door

Into:

Sitting Room 15' 3" x 9' 7" min (4.64m x 2.93m)

Textured ceiling, sash window to front elevation, 2 x fitted base alcove storage cupboards either side of feature fire surround, telephone point, access to under stairs storage cupboard, radiator.

Kitchen/Dining Room 13' 5" min x 11' 5" (4.10m x 3.47m)

Textured ceiling, window to rear elevation, fitted range of cottage style wall and base units with work surface over and inset 1 1/2 bowl sink with mixer taps, access to built in larder cupboard, built in dishwasher, oven, hob and hood over, space for dining table and chairs, radiator.

Utility Room 7' 1" x 6' 11" (2.15m x 2.11m)

Textured ceiling, window to side elevation, door to rear garden, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, tiled flooring.

Bathroom 7' 5" x 5' 7" (2.27m x 1.70m)

Textured ceiling, windows to rear and side elevations, suite comprising panel bath, W.C, wash hand basin with vanity storage, radiator.

First Floor Landing

Textured ceiling, access to roof void. Doors to: Agents Note: These cottages have been built with a loft area that lends itself to conversion to further bedroom space subject to the appropriate permissions.

Bedroom 1 15' 5" max x 9' 8" (4.70m x 2.94m)

Skimmed ceiling, window to front elevation with fantastic sea view, fitted wardrobes, further 2 x built in single wardrobes, radiator.

Bedroom 2 11' 5" x 8' 3" (3.47m x 2.52m)

Skimmed ceiling, window to rear elevation with sea view, built in cupboard over bulkhead, further built in wardrobe, radiator.

Shower Room 7' 11" x 6' 8" (2.41m x 2.04m)

Skimmed ceiling, extractor fan, window to rear elevation with some sea views, suite comprising double shower cubicle, W.C, wash hand basin with vanity storage, shaver point, radiator.

Outside

Front Garden

A much larger than average front garden, enclosed and laid to an extensive lawn, lighting.

Rear Garden

A fully enclosed rear garden with private aspect, mainly laid to lawn with patio and feature pergola, outside lighting, garden shed and pedestrian access. Agents Note: Unusually for these particular cottages this garden is completely private and unlike neighbouring properties there is no right of way from neighbouring properties.

Garage

A detached garage situated in an adjacent car park with up and over door and hardstand parking in front.



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