

## GUIDE PRICE £540,000

HILL VIEW ROAD, PORTCHESTER, PO16 8DB



- Three Bedrooms
- Entrance Hallway & Boot Room
- Downstairs Cloakroom/Utility
- Lounge With Wooden Burner
- Dining Room
- Fitted Kitchen
- Sun Room Overlooking The Garden
- Modern Bath & Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Covered Car Port
- 19' x 12' Garage/Workshop
- Generous Enclosed Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

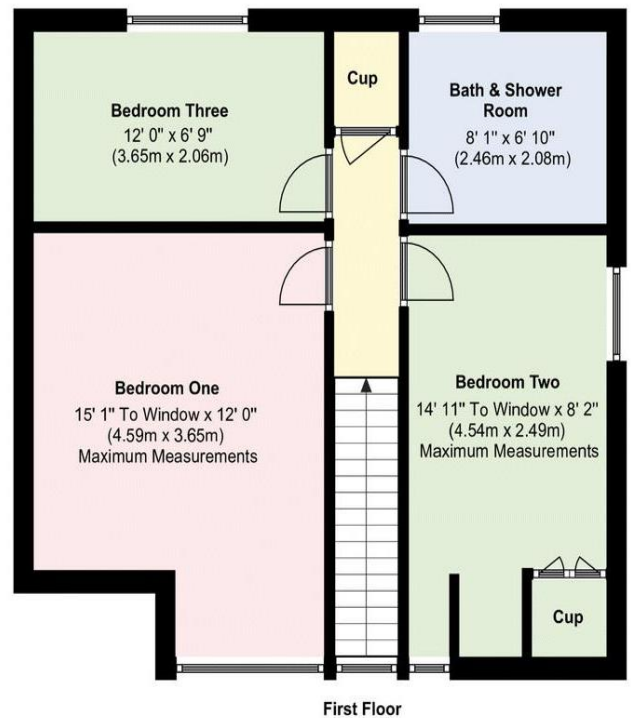
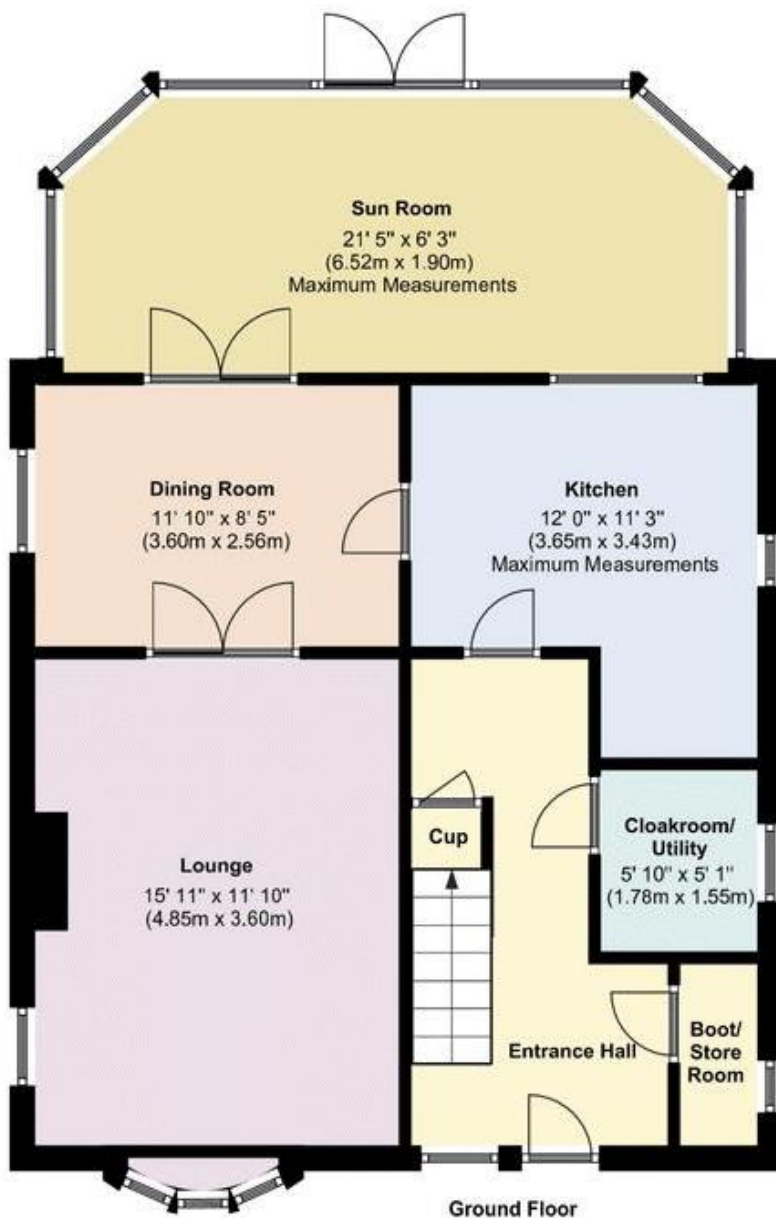
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Property Reference: P2559

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hallway:-

UPVC double glazed window to front elevation with fitted shutter blind, stairs to first floor with oak and glass balustrade, under stairs storage cupboard, contemporary vertical radiator, cupboard housing meters, LVT flooring and flat ceiling. Oak doors to:



### Boot/Storage Room:-

5' 10" x 2' 6" (1.78m x 0.76m)

Opaque UPVC double glazed window to side elevation, shoe and coat storage, continuation of LVT flooring and flat ceiling.

### Utility/Cloakroom:-

5' 10" x 5' 1" (1.78m x 1.55m)

Opaque UPVC double glazed window to side elevation, close couple WC with tiled surround, fitted base and eye level soft close storage units, worksurface, stainless steel sink unit with mixer tap and tiled splashback, space for tumble dryer, chrome heated towel rail, LVT flooring and flat ceiling.



### Kitchen:-

12' 0" x 11' 3" (3.65m x 3.43m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of matching base, eye level and larder style storage units with high level pelmet and spotlighting inset, granite worktops incorporating a breakfast bar, one and a half bowl sink unit with mixer tap and splashbacks, induction hob with extractor above, built-in eye level oven with warming plate and combi microwave above, built-in under counter fridge and freezer, integrated dishwasher and washing machine, LVT flooring and flat ceiling. Part glazed oak door to:



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### Dining Room:-

11' 10" x 8' 5" (3.60m x 2.56m)

UPVC double glazed window to side elevation with fitted shutter blind, space for table and chairs, radiator and flat ceiling. Double opening oak glazed doors to:



### Lounge:-

15' 11" x 11' 10" (4.85m x 3.60m)

A dual aspect room with UPVC double glazed bow window to front elevation with views towards Portsmouth Harbour and further UPVC double glazed window to side elevation both with fitted shutter blinds, radiator, feature fireplace with wood burner inset, slate hearth and mantle over, TV aerial point and flat ceiling.



### Sun Room:-

21' 5" x 6' 3" (6.52m x 1.90m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the generous rear garden, flat and sloping ceiling with twin Velux windows inset, engineered oak wooden flooring and contemporary vertical radiator.

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## First Floor Landing:-

UPVC double glazed window to front elevation with shelf below, access to loft via fitted ladder, flat and sloping ceiling and built-in airing cupboard housing gas central heating boiler. Oak doors to:

## Bedroom One:-

15' 1" To Window x 12' 0" (4.59m x 3.65m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and fitted shutter blinds, flat and sloping ceiling and contemporary vertical radiator.

## Bedroom Two:-

14' 11" To Window x 8' 2" (4.54m x 2.49m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and side elevations with fitted shutter blinds, flat and sloping ceiling, contemporary vertical radiator and built-in wardrobe.



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### Bedroom Three:-

12' 0" x 6' 9" (3.65m x 2.06m)

UPVC double glazed window to rear elevation overlooking the garden with fitted shutter blinds, radiator, wood effect laminate flooring and flat ceiling.



### Bath & Shower Room:-

8' 1" x 6' 10" (2.46m x 2.08m)

Opaque UPVC double glazed window to rear elevation with fitted shutter blinds, modern suite comprising: oval double ended bath with freestanding mixer tap and handheld shower attachment, Seaport shower cubicle with rainwater shower and hand held shower attachment, close couple WC, wash hand basin inset vanity unit with mixer tap and fitted mirror above with shaver socket, part tiled walls, chrome heated towel rail and flat ceiling with spotlighting inset.



### Outside:-

Small lawn section to front with slate and shrub border, low brick retaining wall, power sockets, further block paved section with pathway to front door, off street parking with a driveway to side, wooden gate gives access to rear garden and covered car port leads to:

### Garage/Workshop:-

19' 0" x 12' 0" (5.79m x 3.65m)

Brick built, detached, power roller door, UPVC double glazed window, side courtesy door to garden and a mezzanine store level.

### Rear Garden:-

Generous size, enclosed, water tap, raised beds to side, split level lawn with mature trees inset and shrubs to borders, paved patio areas for entertaining purposes and wooden pergola, additional power sockets throughout the garden and wooden shed with power connected (to remain).



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