

OFFERS IN EXCESS OF £440,000

HILL VIEW ROAD, PORTCHESTER, PO16 8DB



- Four Bedrooms (dressing room in main bedroom)
- Entrance Hallway & Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Dining/Family Room
- Separate Utility Room
- Study/Office
- Modern First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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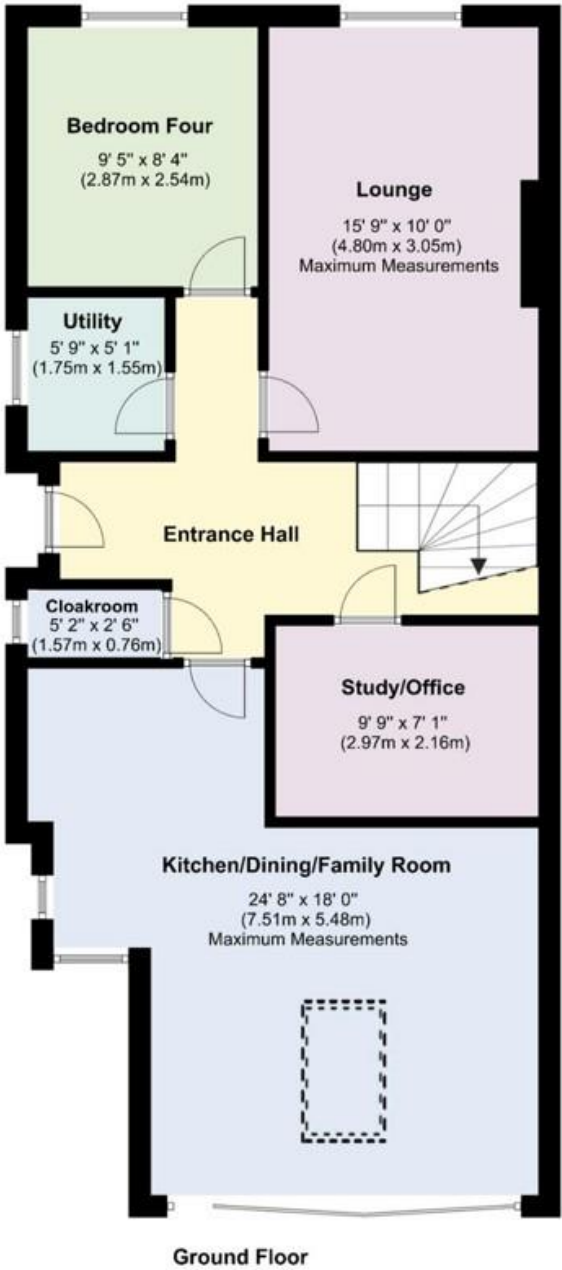
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Property Reference: 000002694

Council Tax Band: D

Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B		83 B	81-91	B		83 B
69-80	C	77 C		69-80	C	77 C	
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		

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



The Accommodation Comprises:-

Covered entrance with UPVC part double glazed front door with double glazed side panel to:

Entrance Hallway:-

Return staircase leading to the first floor with under stairs storage area, radiator, engineered wooden flooring and flat ceiling. Wooden doors to:



Downstairs Cloakroom:-

5' 2" x 2' 6" (1.57m x 0.76m)

Opaque UPVC double glazed window to the side elevation, suite comprising close coupled WC, pedestal wash hand basin with infinity mixer tap and tiled splashback, flat ceiling with spotlights inset and tiled flooring.



Lounge:-

15' 9" x 10' 0" (4.80m x 3.05m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, TV aerial point and flat ceiling.



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Kitchen/Dining/Family Room:-

24' 8" x 18' 0" (7.51m x 5.48m) Maximum Measurements

A light and airy dual aspect room with UPVC double glazed windows to the front and side elevations, the kitchen area is fitted with a range of modern base and eye level soft close units incorporating corner carousel sections, wooden worktops with matching up stands, one and a half bowl stainless steel sink unit inset with a mixer tap, built-in eye level oven and grill, induction hob with extractor above and splashback, built-in fridge/freezer, integrated dishwasher, matching cupboard housing the gas central heating boiler, dining area with space for a table and chairs leading to the seating area with a TV point and UPVC double glazed bi folding doors overlooking accessing the garden, engineered wooden flooring throughout, flat ceiling with spotlights inset and ceiling Lantern for additional light.



Utility Room:-

5' 9" x 5' 1" (1.75m x 1.55m)

Opaque UPVC double glazed window to the side elevation, further base and eye level storage units with worktops over, stainless steel sink unit inset with mixer tap and splashback, space and plumbing for washing machine and tumble dryer, heated towel rail and coving to flat ceiling.



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Study/Office:-

9' 9" x 7' 1" (2.97m x 2.16m)

Fitted desk to remain, radiator and flat ceiling.



Bedroom One:-

10' 1" x 10' 0" (3.07m x 3.05m)

UPVC double glazed window to the rear elevation, radiator, flat ceiling. Walkway to:



Bedroom Four:-

9' 5" x 8' 4" (2.87m x 2.54m)

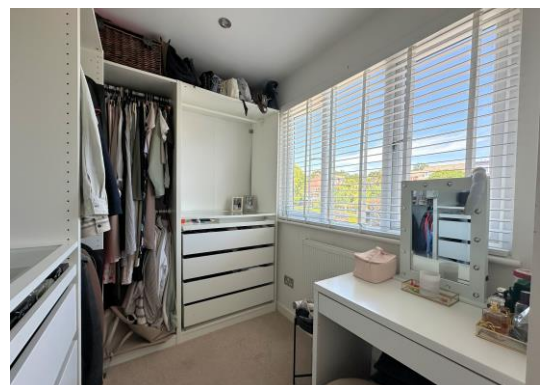
UPVC double glazed window to the front elevation, radiator, engineered wooden flooring and flat ceiling.



Dressing Room:-

8' 1" x 6' 9" (2.46m x 2.06m)

UPVC double glazed window to the rear elevation, radiator, fitted hanging space and drawer sections to remain, flat ceiling with spotlights inset.



First Floor Landing:-

Flat ceiling with spotlights inset and double glazed Velux style window. Doors to:

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Bedroom Two:-

12' 4" x 9' 3" (3.76m x 2.82m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator and flat/sloping ceiling.



Outside:-

To the front of the property there is block paved off street parking and a driveway leading to the garage/workshop with up/over door, power connected. Side courtesy door to the garden.

Bedroom Three:-

12' 5" x 9' 8" (3.78m x 2.94m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator and flat/sloping ceiling.



Family Bathroom:-

6' 5" x 6' 2" (1.95m x 1.88m)

Opaque UPVC double glazed window to the side elevation, modern white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin with Infinity mixer tap and vanity storage below, part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlights inset and extractor.

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Rear Garden:-

A wooden gate then leads to the generous enclosed rear garden with a decking area and raised patio for entertaining purposes, water tap, Astroturf top lawn section with raised sleeper beds and mature trees.



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