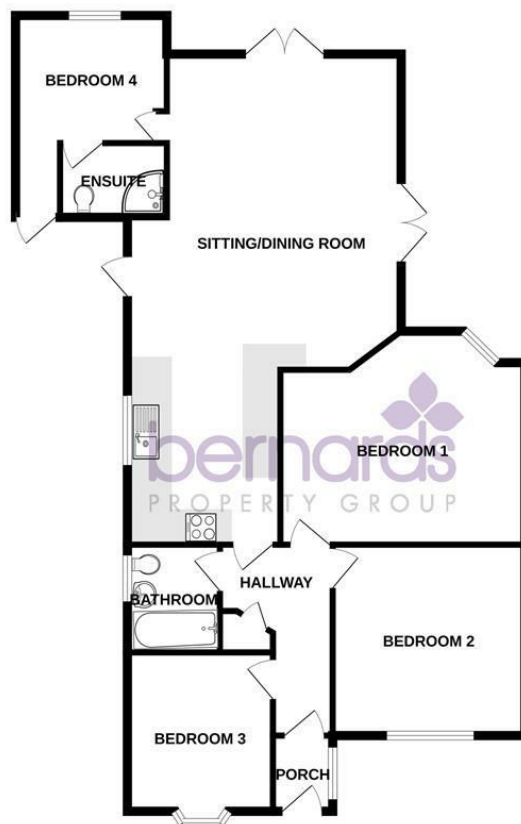
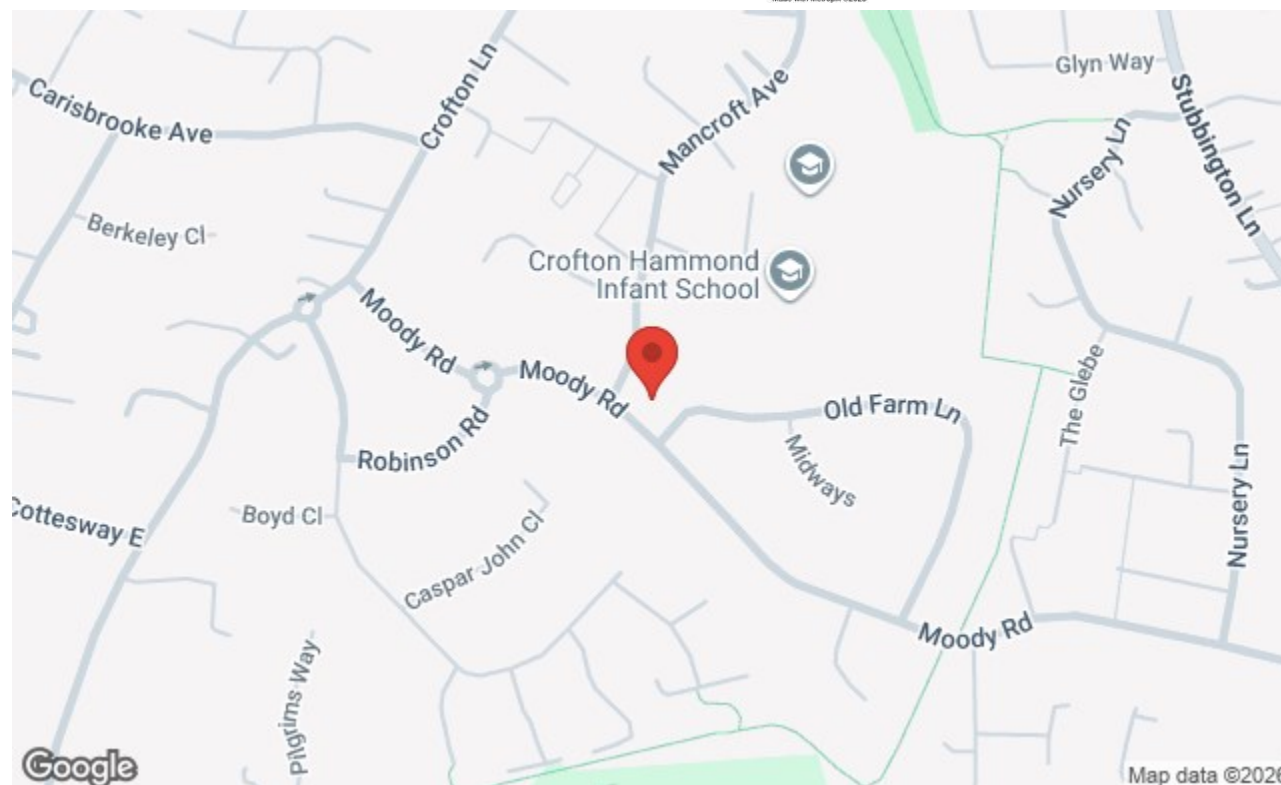


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Miroplan v2025



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £425,000

Moody Road, Hill Head PO14 2BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Extended Detached Bungalow
- Approx. 1,055 Sq. Ft. of Spacious Accommodation
- Ensuite Wet Room to Bedroom 4
- Stylish Fitted Kitchen Open Plan to Large Lounge/Diner
- Private Driveway Providing Off-Road Parking
- Sought-After Hill Head Location
- Walking Distance to Hill Head Beach
- No Onward Chain
- 4 Bedrooms

****Guide price £425,000 - £450,000****

Bernards Estate Agents are delighted to offer to the market this deceptively spacious and extended detached bungalow, offering approximately 1,055 sq. ft. of versatile single-storey accommodation, ideally situated in the highly sought-after coastal location of Hill Head.

Perfectly suited to families, downsizers or those seeking multi-generational living, this well-proportioned home offers flexible accommodation throughout. The property comprises four generous bedrooms, with the fourth bedroom benefiting from its own modern en-suite wet room, in addition to a contemporary family bathroom.

The heart of the home is the stylish fitted kitchen, which flows seamlessly into a superb open-plan lounge/dining room, creating a bright and sociable living space ideal for both everyday family life and entertaining guests.

Further benefits include double glazing throughout

(replaced 2024) and gas central heating, supplied via a combination boiler (installed Nov 2023) conveniently located in the loft.

Externally, the property enjoys a private driveway providing off-road parking to the front, while the enclosed rear garden offers a secure and low-maintenance outdoor space to relax and enjoy.

Situated just moments from the picturesque Hill Head seafront, the property is also within easy reach of local shops, amenities, bus routes and excellent transport links, making this an exceptional location for a wide range of buyers.

Offered to the market with no onward chain, this fantastic bungalow is ideal for purchasers looking for a smooth and speedy move. Early viewing is highly recommended to fully appreciate the space, flexibility and enviable location on offer.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH
ENTRANCE HALLWAY
OPEN PLAN KITCHEN TO LOUNGE/DINER

35'11" x 17'7" (10.97 x 5.36)

BEDROOM 1
13'10" x 13'1" (4.24 x 4.00)

BEDROOM 2
10'4" x 9'11" (3.15 x 3.03)

BEDROOM 3
15'7" x 7'6" (4.75 x 2.31)

BEDROOM 4
8'10" x 7'10" (2.70 x 2.41)

ENSUITE WET ROOM

BATHROOM
5'10" x 5'6" (1.78m x 1.68m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEHOLD - COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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