



58 Holly Hill Lane
Sarisbury Green
Hampshire
SO31 7AF

Byrne & Co
ESTATE AGENTS
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58 HOLLY HILL LANE

PRICE GUIDE: £750,000

The Property

A rare opportunity to acquire a spacious detached bungalow in a sought after location in Sarisbury Green. This property stands in a good sized plot of approximately 0.59 acres which may have development potential. The existing bungalow is older style with some original features. It would benefit from a certain amount of updating. The accommodation offers two reception rooms, kitchen, utility room, three bedrooms and a shower room. An early viewing is very highly recommended.

- * **DEVELOPMENT POTENTIAL ***
- * **SOUGHT AFTER LOCATION ***
- * **KITCHEN * UTILITY ROOM ***
- * **LOUNGE * DINING ROOM ***
- * **THREE BEDROOMS * SHOWER ROOM ***
- * **LARGE GARDEN * 0.59 ACRES ***
- * **SINGLE GARAGE * NO ONGOING CHAIN ***

The Location

Sarisbury Green is a village to the west of Park Gate which offers all local amenities, a train station and easy access to the M27 motorway network. The town of Fareham is close by.

Directions

From Park Gate travel along the A27 in the direction of Southampton and turn left at the church then first right into Holly Hill Lane. No 58 can be found on the right-hand side.

ACCOMMODATION

Open fronted porch, front door opening to:

ENTRANCE HALL Cloaks cupboard, radiator, doors opening to:

SHOWER ROOM Double glazed window to front, suite comprising shower cubicle with drencher head shower, low level w.c., pedestal wash hand basin, ladder style radiator

BEDROOM TWO Double glazed window to front, fireplace with adjacent cupboard and shelving, picture rails, radiator.

BEDROOM ONE Double glazed bay window to rear overlooking garden, fireplace, built in wardrobe, picture rails, radiator.

BATHROOM THREE Double glazed window to rear overlooking garden, picture rails, panelled ceiling, radiator.

LOUNGE Double glazed bifold doors, double glazed casement doors opening onto garden, picture rails, radiator, door opening to:

DINING ROOM Double glazed bay window to rear overlooking garden, double glazed window to side, fitted electric fire*, picture rails, door opening to:

KITCHEN Double glazed windows to front, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboards below, Cookmaster range style oven*, plumbing for washing machine and dishwasher, sliding door to walk in **LARDER** window to side, door opening to:

UTILITY ROOM Double glazed window to side, fitted with range of wall and base units with work surfaces over, door to rear opening onto garden.

OUTSIDE The property is approached over a gravelled driveway and parking area and leading to the side to the **CARPORT & DETACHED SINGLE GARAGE** Roller door* to front, window to side, door to rear garden.

The **FRONT GARDEN** has hedging to the front and some shrubs and borders, access to the side of the property to the good sized **REAR GARDEN** which has a patio area, mainly laid to lawn, hedging and shrubs, opening onto a further grassed area. The total plot is approximately 0.59 acres*.

TENURE: Freehold.

SERVICES: All main services.

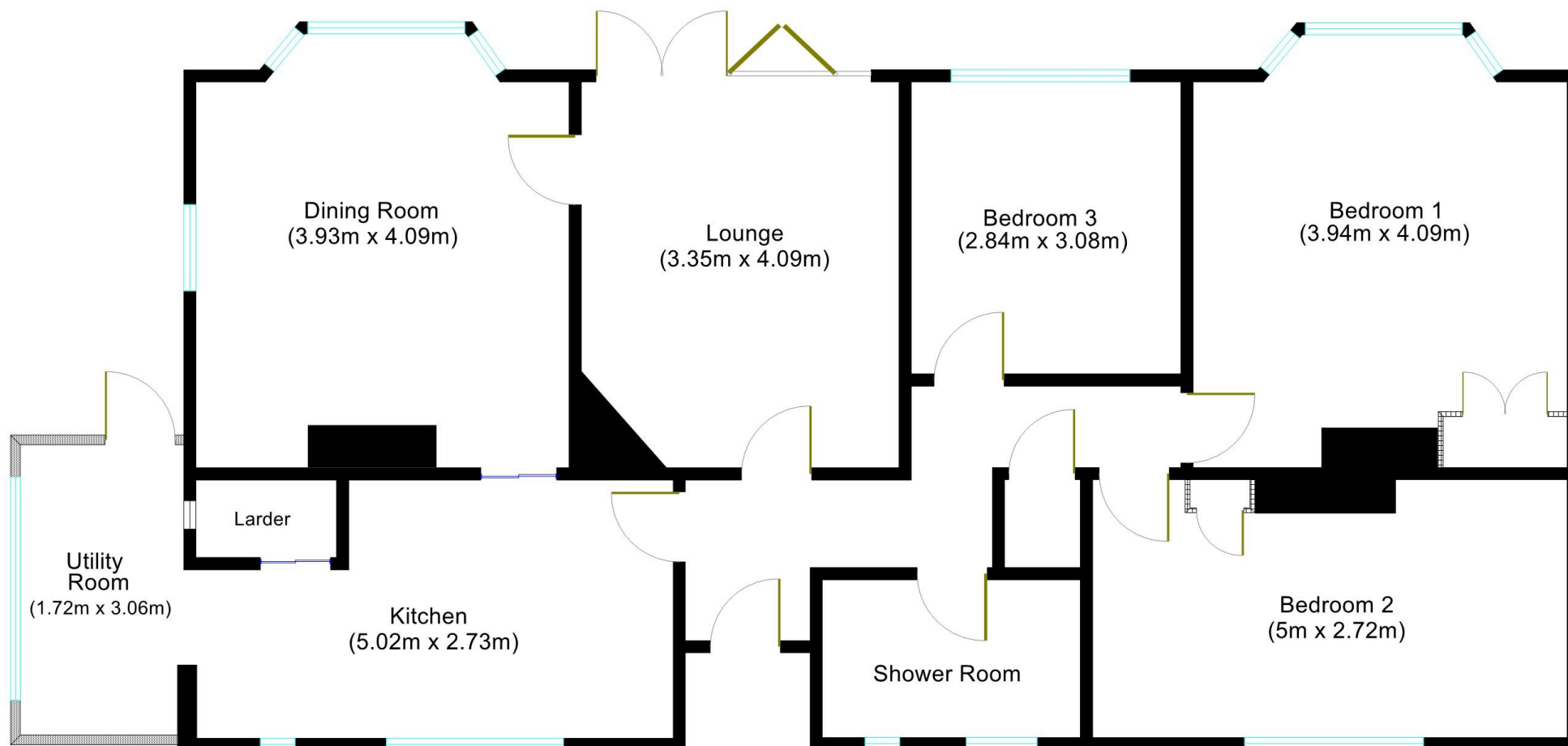
LOCAL AUTHORITY: Fareham Council.

COUNCIL TAX BAND: F

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

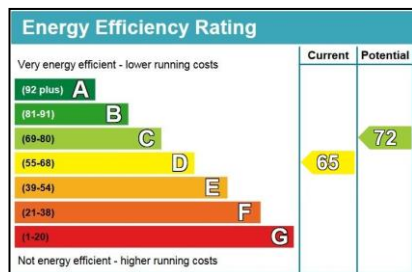
Viewing strictly by appointment with vendor's sole agent BYRNE & Co of Wickham.





This floorplan is only for illustrative purposes and is not to scale.
Measurements of rooms, doors, windows are approximate
and no responsibility is taken for any error, omission or mis-statement

Approximate Gross Internal Area = 105.44 sqm



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

