



4 Rook Farm Way | PO11 9DF | £247,500

GEOFF **FOOT**
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Early viewing is advised for this modern well presented two bedroom terraced house in Gable Head convenient to local shops, schools and amenities. The property benefits from double glazing and a gas heating system. There is a spacious Lounge, fitted kitchen, downstairs cloakroom and first floor family bathroom. Outside there are two parking spaces and the pretty rear garden adjoins farmland. Internal viewing is recommended to appreciate the standard of presentation.

Freehold | | Council Tax Band: C

- **Two double bedroom modern terraced house.**
- **Spacious lounge and fitted kitchen.**
- **Downstairs cloakroom & upstairs family bathroom.**
- **Gas heating system. Double glazing.**
- **Two parking spaces.**
- **Enclosed rear garden adjoining farmland.**
- **First floor views to South Downs.**
- **Well presented throughout.**
- **Convenient local shops, schools and amenities.**
- **Ideal FTB's, Investors, couples or weekend home.**

The accommodation comprises:

Tiled pitched covered entrance. Light. Door with glazed inset to: –

Hallway –

Laminate flooring. Built in cloaks with shelf and hanging rail. Wall thermostat for central heating system. Telephone point. Return stairway to first floor. Panel glazed door to Lounge. Door to Kitchen.

Cloakroom –

White suite benefiting from wall tiling to half height. Radiator. Close coupled WC and pedestal wash basin. Obscure double glazed window to front aspect. Fitted matching 'Roman Blind' Downlights.

Kitchen – 5' 10" x 10' 1" (1.78m x 3.07m)

Inset Polycarbonate single drainer sink unit & mixer tap, cupboard below. Space & plumbing for slimline dishwasher & automatic washing machine. Double glazed window to front aspect with fitted 'Roman Blind' Return work surface, with range of 'Shaker' style wall, base & drawer units. Under cupboard down lighting. Tiled splash backs. Inset stainless steel 'Smeg' 4 ring gas hob, built in electric fan & conventional double oven & grill. Overhead extractor hood & stainless steel splash backs. Integrated tall 'Smeg' Fridge/Freezer. Down lighting & Double radiator.

Lounge/Diner – 12' 11" x 16' 4" (3.93m x 4.97m)

Two Double radiators. TV aerial & telephone point. UPVC double glazed sliding patio doors leading to rear garden providing views over farmland to the South Downs. Curtain rail with fitted vertical blinds. Laminate flooring & Deep built in under stairs storage cupboard.

Staircase rising to landing –

Laminate flooring. Radiator. Access to loft space, which is partially boarded & has light, power point & ladder access.

Bedroom 1 – 12' 11" x 10' 4" (3.93m x 3.15m)

Radiator. UPVC Double Glazed window offering pleasant views towards the South Downs across farmland & St. Mary's Church spire. Telephone point. TV Aerial point. Two Fitted floor to ceiling wardrobes with hanging rails & shelving. Matching dressing table unit & two bedside cabinets. Laminate flooring. Triple spot lights.

Bedroom 2 – 10' 5" x 12' 11" (3.17m x 3.93m)

UPVC Double Glazed window to front aspect. Radiator. Built in over stairs bulkhead linen cupboard housing 'Glow Worm' combination boiler & shelving. Laminate flooring. Telephone point.

Bathroom –

White suite comprising panelled bath with twin grips & mixer tap with shower attachment over bath. Fitted shower screen. Pedestal wash basin & close coupled WC. Attractive wall tiling. Towel radiator, down lighting & mirror fronted bathroom cabinet, display shelf & wall mirror.

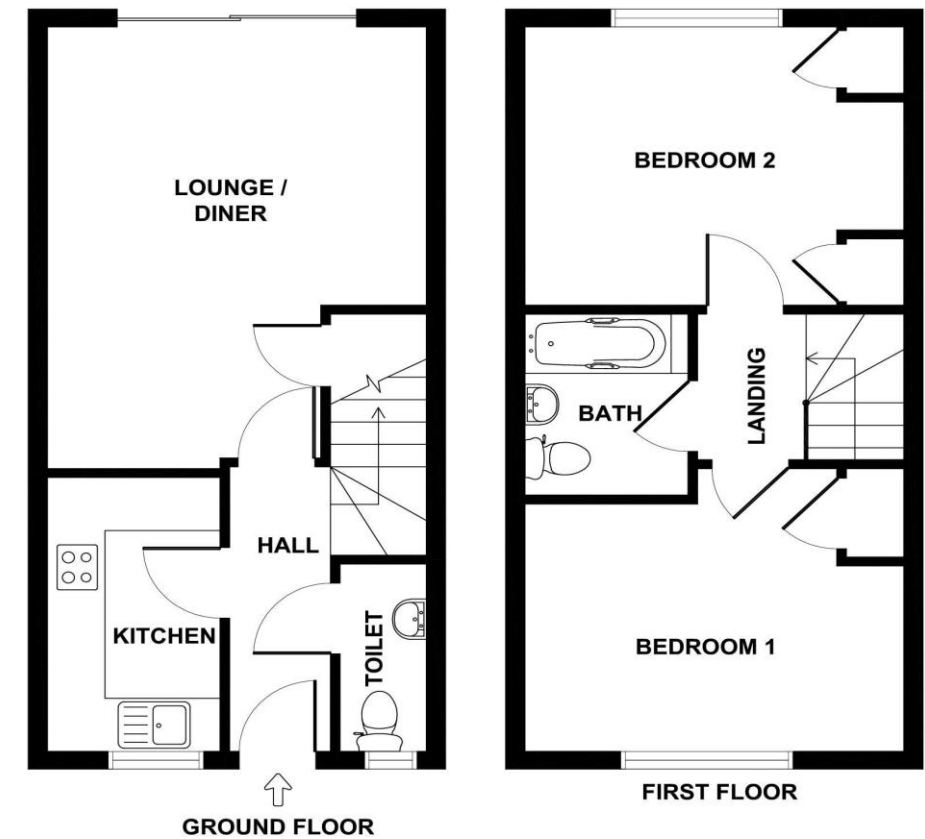
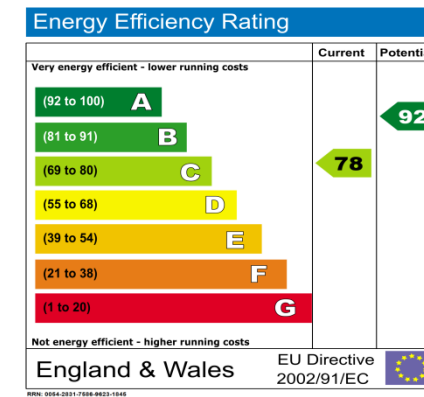
Outside –

Paved parking area with No. 4 benefitting from two allocated spaces. Small open plan display border with low picket fencing. External meter boxes and external light. Well presented enclosed rear garden laid to stone chippings with shaped display borders, patio and terrace using 'Marshalls Calder browns' paving. Further seating area with brick built BBQ and ornamental wall. Low picket fencing adjoining open farmland and offering a peaceful verdant setting and views across to the Downs in the distance. Access gate to rear garden through number 6. Bin store area. Outside water tap and light.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



4 ROOK FARM ROAD

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

