



72 Sandy Point Road | PO11 9RR | £350,000

GEOFF



FOOT

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Internal viewing is highly recommend for this deceptively spacious 1 Bedroom chalet Bungalow with an adaptable layout, in Sandy Point, convenient to Sailing Club and nature Reserve. Downstairs, the Porch entrance leads to a Kitchen, Utility, Dining Room, Lounge, Sun Lounge and Shower room. Upstairs is a large Landing area, Bedroom and modern white Bathroom suite. The double width driveway access via double gates, leads through to a South facing Rear Garden with additional parking area, Quadruple size detached Garage and a beautiful well cared for Garden with established shrub and flower borders and a recycling stream flowing around the lawn perimeter beneath ornamental Bridges and small ponds. Some modernisation required.

- **Detached chalet Bungalow in Sandy Point.**
- **One/two Bedrooms. Adaptable layout.**
- **Generous sized south facing rear Garden.**
- **Lounge, Dining Room, and Sun Lounge.**
- **Kitchen and Utility room.**

- **Quadruple sized Garage 23'9" x 20'6" (approx).**
- **Downstairs Shower room. Modern Bathroom to first floor.**
- **Rear Garden has recycled stream with river running around borders with ornamental bridges.**
- **Well stocked shrubs and flowers to borders.**
- **Convenient Sailing Club and Nature reserve. No chain.**

Freehold | | Council Tax Band: C

The accommodation comprises:

Covered entrance. UPVC double glazed door to –

Entrance Porch – 6' 5" x 5' 10" (1.95m x 1.78m)

Tiled flooring. Radiator. Door to

Utility – 6' 3" x 6' 0" (1.90m x 1.83m)

Work surface with cupboard and drawers below. Wall cupboards. Space for tall fridge. Space and plumbing for washing machine. Wall mounted 'Alpha C27' gas boiler. Obscure double glazed window to side. Part wall tiling. Tiled flooring.

Kitchen – 11' 0" x 9' 8" (3.35m x 2.94m)

Work surface fitted to 2 sides. Inset 1.5 bowl single drainer stainless steel sink unit and mixer tap, cupboards and drawers below. Tiled splash backs. UPVC double glazed window to front. Adjacent work surface with 'Zanussi' halogen hob cooker with oven and grill, pull out extractor over. Range of matching white fronted wall and base cupboards and drawers. Space for tall fridge. Down lights. Tiled flooring. Integrated dishwasher. Arch to

Dining Room – 11' 2" x 9' 4" (3.40m x 2.84m)

UPVC double glazed window to front aspect. Radiator. Cupboard housing consumer unit, electric meter and aerial point. Door to

Lounge – 22' 6" x 12' 7" narrowing to 9'4". (6.85m x 3.83m)

Laminate flooring. Stone built fireplace surround with display recess, mantle and hearth. 2 Radiators. Door to Inner Hall. Wall thermostat. UPVC double glazed French doors to rear Garden. Door to

Sun Lounge – 14' 0" x 7' 4" (4.26m x 2.23m)

Radiator. Tiled flooring. Double glazed window units fitted to 3 sides with vertical blinds. Power and light. UPVC double glazed door to garden.

Inner Hall –

Cupboard housing electric meter for first floor. Under stairs cupboard. outer Porch with UPVC double glazed windows to 3 sides and double glazed door to rear garden, with coats hanging space and radiator.

Shower Room –

Vanity shelf with half inset wash hand basin, mixer tap, cupboard below. Close coupled WC with concealed cistern. Corner shower cubicle with wall mounted shower. Radiator. Tiled splash backs. Floor tiling. Obscure double glazed window to side. Extractor fan.

Stairs to first floor Landing. –

Velux window. UPVC double glazed window to side. Radiator. Double built in wardrobe. louvre fronted cupboard with shelving. Door to

Bedroom 1 – 12' 4" x 11' 6" (3.76m x 3.50m)

UPVC double glazed window to front elevation. Radiator. Eaves storage cupboard. Built in wardrobe. Door to

Bathroom – 12' 4" x 6' 6" (3.76m x 1.98m)

White suite comprising panelled bath with hand held shower over. Cupboard. Ladder style towel radiator. Vanity shelf with half inset wash hand basin, mixer tap, close coupled WC with concealed cistern, cupboards below. Wall and floor tiling. Obscure double glazed window to side elevation.

Outside FRONT –

Long driveway with arch. Mainly laid to lawn with hedge to front boundary. Fencing to sides. Inset shrub and flower border. Side pedestrian gate one side. Double gates to

South facing rear Garden –

With gas meter box and water tap point. Raised flower bed borders. Extensive hard stand area for parking. Shaped shrub and flower borders with lawn. Feature well stocked Pond with bridge over and stream running around lawn with plenty of fauna and interesting flower beds. Stream water re-cycled back to pump. Fig, Greengage Pear and Apple trees. Seating gazebo. Block built hexagonal Greenhouse with concrete floor and glazed windows all round. Ideal for potting up. Conifer screening to end Garden and fencing to side boundaries. Return pedestrian gate to front.

Detached Quadruple Garage. – 23' 9" x 20' 6" (7.23m x 6.24m)

With twin up and over doors, power and light. Work benches and shelving.



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.

