



34 Eastoke Avenue | PO11 9QW | Offers in Excess £310,000

GEOFF **FOOT**
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Internal viewing is recommended for this deceptively spacious 2 double bedroom detached Bungalow in Eastoke Avenue, South Hayling Island, convenient to Sailing club, Marina, Nature reserve and beach. There is a Lounge and modernised Kitchen/Breakfast room and Shower room. The property benefits from double glazing and a gas radiator heating system. Outside is a shingle laid frontage with driveway and an enclosed rear Garden. There is NO FORWARD CHAIN!

- **Detached Bungalow in Eastoke, South Hayling Island.**
- **Entrance hall. Two double Bedrooms. Double aspect Lounge.**
- **Modern Kitchen/breakfast room with integrated appliances.**
- **Upgraded white suite shower room.**
- **Driveway for parking.**
- **Shingle laid front Garden.**
- **Enclosed rear Garden.**
- **Convenient Hayling Island Sailing Club, Nature reserve and seafront.**
- **No forward chain!**

The accommodation comprises:

Trellis arch from driveway to paved path, step, exterior light and UPVC double glazed door to –

Hallway –

Radiator. Laminate flooring. Built in linen cupboard with shelving and space for tumble drier. Coats hanging space. Access to loft space.

Lounge – 14' 9" x 10' 10" (4.49m x 3.30m)

Double aspect double glazed windows to front and side with venetian blinds. Telephone point. TV aerial point.

Kitchen/Breakfast Room – 13' 7" x 10' 2" (4.14m x 3.10m)

Laminated grey quartz effect work surface fitted to one wall with inset single drainer sink unit and mixer tap. Inset 4-ring induction hob, over head extractor hood. Tiled splash backs. Range of matching white gloss fronted wall and base cupboards and drawers. Integrated 'Bosch' dishwasher. Adjacent range of kitchen units comprising built in microwave, eye level oven and integrated tall fridge/freezer. Radiator. Laminate flooring. Down lighting. Space for table and chairs. Double glazed window to side with venetian blind. Double glazed sliding patio doors to rear Garden.

Bedroom 1 – 12' 8" x 10' 0" (3.86m x 3.05m)

Double glazed window to side elevation with venetian blind. Radiator.

Bedroom 2 – 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed window to front elevation with venetian blind. Built in cupboard housing 'Worcester Bosch' gas boiler and consumer unit. Radiator.

Shower Room – 7' 7" x 6' 9" (2.31m x 2.06m)

Wide 'walk-in' shower cubicle with 'pull-down' seat, handrails, 'rainfall style' overhead shower and separate handheld diverter. Half inset wash hand basin with mixer tap and vanity shelf, cupboards below, close coupled WC and concealed cistern. Tiled splash backs. Twin double glazed windows to side. Tiled effect laminate flooring. Mirror with back light.

Outside –

Mainly laid to shingle frontage with inset shrubs, external meter boxes, fenced boundaries and outside water tap. Concrete driveway to side. Path access to: Rear Garden: Part shingle and paved offering seating areas. Garden storage units and shed. External power point. Fence enclosed.



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.

