



'The White House' 318 Sea Front | PO11 0AZ | £775,000

GEOFF **FOOT**
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Internal viewing is highly recommended to appreciate how spacious this detached 'older style' House is with lots of character and boasting 4 double Bedrooms, 3 Reception rooms, Kitchen/breakfast room, Utility, Downstairs Cloakroom, upstairs Family Bathroom and En-suite . The long driveway approach leads to generous sized front Gardens which wrap around the House and include a detached double garage with twin up and over doors and a large brick built storage shed. The property is just back from the Sea Front and is convenient to Hayling Island Golf Club, the Hayling Billy Nature trail, Hayling Park and the Station Theatre. No forward chain!

- ***Detached 'older style' character House on the Sea Front.***
- ***Four double Bedrooms, one with En suite Shower room.***
- ***Spacious Lounge, separate Dining Room and Study/Office.***
- ***Kitchen/Breakfast Room. Door to Utility.***
- ***Downstairs Cloakroom, upstairs Family Bathroom and En-suite.***
- ***Detached double Garage unit and ample parking for several cars etc.***
- ***Feature cast iron open Fireplace.***
- ***Extensive plot with possibility of development (subject to Planning)***
- ***Convenient to Sea front, Beach, Nature Walk and Bus stop.***
- ***Some modernisation required. No forward chain!***

Freehold | | Council Tax Band: F

The accommodation comprises:

Covered Entrance with tiled step and exterior light. Double glazed door with inset stained glass panels. –

Entrance Hallway – Wall thermostat. Laminate effect vinyl flooring. Radiator. Coats hanging space. Double return staircase rising to first floor.

Cloakroom –

Close coupled WC and wash hand basin with tiled splash back. Wall mirror over. Fuse box and cupboard housing gas meter. Down lights. Extractor fan.

Lounge – 19' 0" x 13' 0" (5.79m x 3.96m)

Double aspect double glazed windows to front and side. Double glazed French doors with venetian blind, leading to West facing side garden area. Feature double glazed Port Hole window. Cast iron open fireplace with tiled insets, tiled hearth and wood surround. Wood 'Parquet' flooring. Radiator and 3 wall light points.

Dining Room – 13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to side aspect. Radiator. 'Parquet' wood flooring. Spot light bar.

Study/Office – 10' 9" x 9' 1" (3.27m x 2.77m)

Double glazed window to front aspect with venetian blind. Shelving wall unit. wooden drinks bar (optional). Telephone point and radiator.

Kitchen/breakfast room – 15' 4" x 9' 8" (4.67m x 2.94m)

Work surface with inset 1.5 bowl single drainer stainless steel sink unit and mixer tap, plumbed in dishwasher. Eye level double oven and grill. Inset 4-ring gas hob, extractor hood over and stainless steel splash back. Extensive range of wall and base cupboards and drawers. Space for fridge. Tall larder cupboard. Radiator. Double glazed window over looking rear Garden. Twin decorative clear glass block panels. Vinyl flooring. Panel glazed door to

Utility room – 6' 10" x 4' 6" (2.08m x 1.37m)

Wall mounted 'Worcester' gas boiler. work surface with space and plumbing for washing machine below. Space for tall fridge. storage recess. Double glazed door to rear Garden.

Double return stairway rising to Landing –

Feature clear glass block panel to front elevation. Access to loft space. Double built in cupboard with hanging rail and shelf. Built in airing cupboard housing hot water tank, shelving and immersion heater. Phone point.

Bedroom 1 – 19' 0" x 13' 0" max (5.79m x 3.96m)

Double glazed window to front elevation offering pleasant partial views across to beach, Hayling bay and I.O.W. Double glazed window to side aspect with venetian blinds. Radiator. Telephone and TV aerial point. Door to En-suite: Close coupled WC and pedestal wash hand basin. Mosaic effect tiled splash backs. Tiled shower cubicle with 'essentials' electric shower. Radiator. Mirror fronted cabinet. Vinyl flooring.

Bedroom 2 – 11' 1" (extending to 13'0") x 10' 0" (3.38m x 3.05m)

Double glazed window to side elevation. Radiator. TV point. Built in wardrobe with hanging rail.

Bedroom 3 – 9' 8" x 10' 7" (2.94m x 3.22m)

Radiator. Double glazed window to south facing elevation. Double built in wardrobe with hanging rail and shelf.

Bedroom 4 – 9' 10" x 9' 8" (2.99m x 2.94m)

Double glazed window to rear elevation. Radiator.

Family Bathroom –

White suite comprising tile paneled Bath with wall mounted 'Mira' electric shower over and screen. Low level WC and pedestal wash hand basin. Ceramic wall tiling to half height. Obscure double glazed window to rear elevation with venetian blind. Towel radiator. Wall mirror.

Double Detached Garage – 19' 0" x 17' 5" (5.79m x 5.30m)

With 2 up and over doors. Storage to rafters. Work bench. Fuse box and power points. Double glazed windows and strip lighting.

Outside –

Two high walled boundaries and fence to one side. Twin track long driveway offering ample parking for several cars, boat, caravan etc. Extra parking/turnaround area. extensive lawn with feature Monkey Puzzle tree, established shrubs to borders. Lawn wrapping around to rear of property with paved patio, inset pond and outside water tap point. Detached brick built storage shed 20'4" x 8'6" having power, lighting, fuse box, work bench, windows and tiled flooring. Adjoining covered Garden store area. NO FORWARD CHAIN.

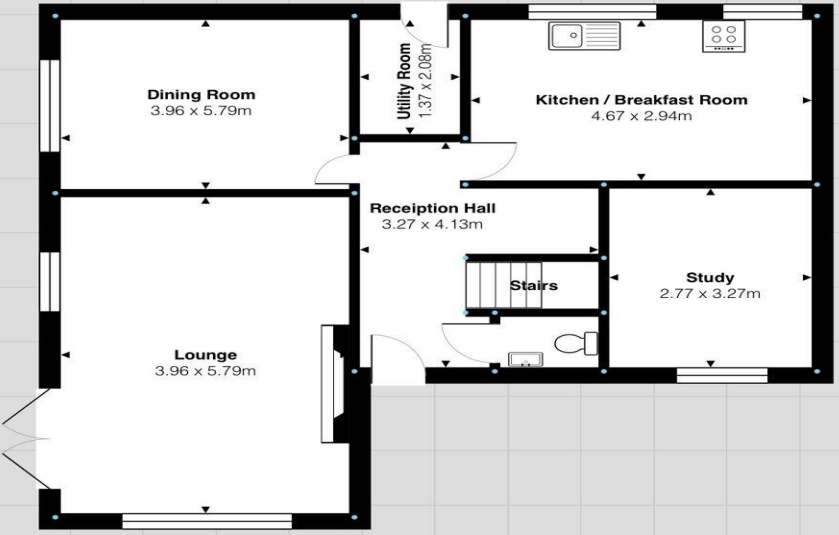


IMPORTANT INFORMATION

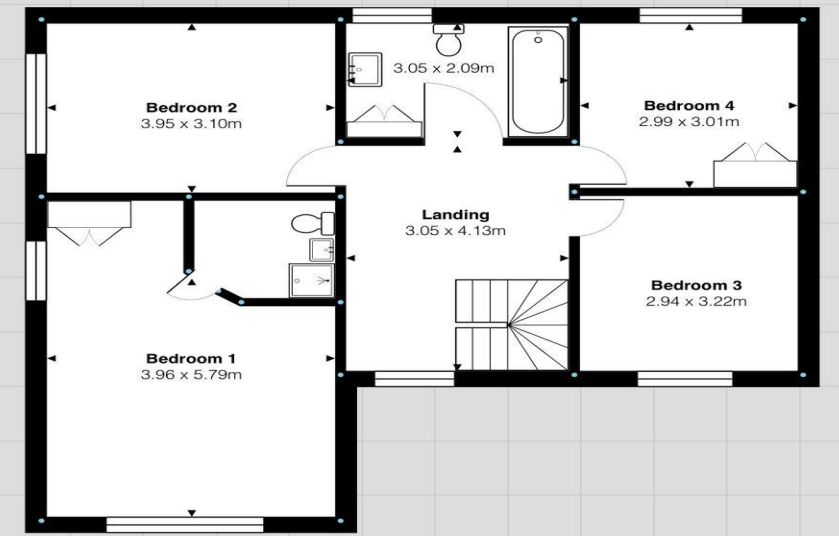
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



318 Sea Front



Ground Floor
Area: 76.1 m²



First Floor
Area: 76.1 m²

Total Area: 152.3 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	
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