



29 North Crescent | PO11 9LR | £445,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this nicely presented Bungalow in a Private estate near to Mengham Village, convenient to local shops, Bus routes and Sea Front. The detached property has been extended to offer three Bedrooms, a Kitchen/Diner, separate Lounge, Bathroom and separate shower Room. Outside has a Car Port, generous size enclosed rear garden, front Courtyard Garden area and Communal well-kept green. There is a gas heating system and 'Georgian style' double glazing. Well-presented throughout. No forward chain!

- **Extended detached Bungalow on Private Estate.**
- **Three Bedrooms.**
- **Kitchen/Dining room. Separate Lounge.**
- **Bathroom and separate Shower Room.**
- **Gas heating system. Double glazing.**
- **Car port and front courtyard Garden.**
- **Generous size enclosed rear Garden.**
- **Convenient local shops, Bus routes and Sea Front.**
- **Nicely presented throughout. Communal green.**
- **Ideal family or retirement. No forward chain!**

The accommodation comprises:

Double gated entrance to carport courtyard –

With tiled flooring, lighting, power and water tap point. Step and 'Georgian style' double glazed French door to:

Kitchen/Diner – 18' 0" x 11' 10" (5.48m x 3.60m)

Kitchen area: White single drainer sink unit set in work surface, space a plumbing below for dishwasher and cupboard. Telephone point. Return work surface with electric cooker and 'pull-out' extractor over. Under cupboard lighting. Double glazed window to Lounge. Further work surface with range of matching wall and base cupboards and drawers. Space for automatic washing machine and tumble drier. Peninsular Breakfast bar forming divider to Dining area. Space below for fridge and freezer. Dining area: Space for table and chairs. Two radiators. Wall mounted 'Main Combi eco' gas boiler. TV aerial point. Door to Inner Hall. Panel glazed door to

Lounge – 18' 3" x 11' 8" (5.56m x 3.55m)

Decorative fireplace surround (decoration only). Laminate flooring. Four radiators. five wall light points. 'Georgian style' double glazed window to side. Two 'Georgian style' double glazed French doors to rear Garden. Two TV aerial points.

Inner Hall –

Laminate flooring. High level cupboard housing electric meter. Access to loft space via ladder, partly boarded. Radiator.

Bedroom 1 – 16' 5" x 10' 2" (5.00m x 3.10m)

Wardrobes and matching chest of drawers. Laminate flooring. Two radiators. TV aerial point. 'Georgian style' double glazed window and door to Courtyard garden area with outside tap and stable gate leading to front driveway.

Bedroom 2 – 12' 0" x 9' 5" (3.65m x 2.87m)

Laminate flooring. Two radiators. TV aerial point. Cupboard with shelving. 'Georgian style' double glazed door to rear garden.

Bedroom 3 – 9' 6" x 8' 7" (2.89m x 2.61m)

Triple Wardrobe with drawers below. Laminate flooring. Radiator. 'Georgian style' double glazed window to front aspect. TV aerial point.

Bathroom –

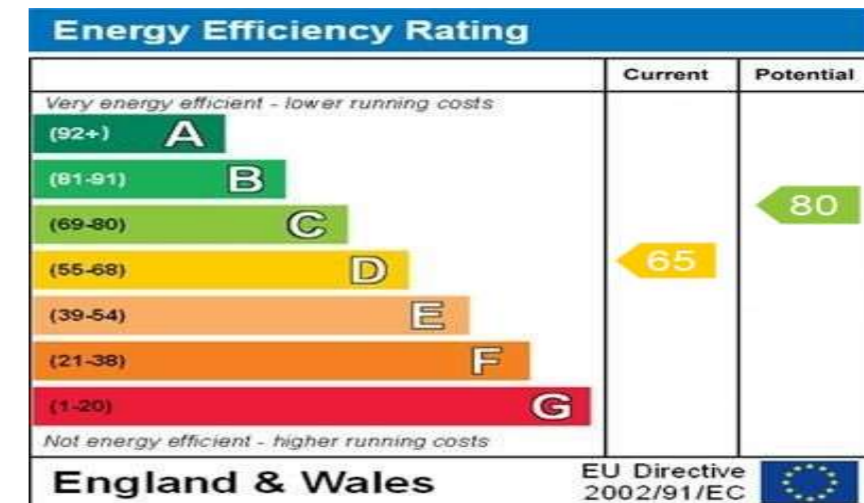
Panelled bath with twin grips and wall mounted 'Mira 415' mixer shower. Close coupled WC and wash hand basin with cupboard below and mirror fronted cabinet over with display light shaver point, additional cupboard above. Obscure double glazed window to side.

Shower Room –

Corner cubicle with 'Mira 415' mixer shower, close coupled WC and wash hand basin with cupboard below. Mirror fronted cabinet over with display light and shaver point, additional cupboard above. Obscure double glazed window to side. Radiator.

Fence enclosed generous size rear Garden. –

Mainly laid to paving with flower and vegetable borders. Seating area. irrigation system to one vegetable border. Trellis with flowering shrubs. Two timber garden sheds with power. Block built workshop with power and light. Outside water tap point. Gate access to Rails Lane. exterior lighting.



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.





North Crescent, P011

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
 Sheds / Workshop = 17.5 sq m / 188 sq ft
 Total = 107.7 sq m / 1159 sq ft

