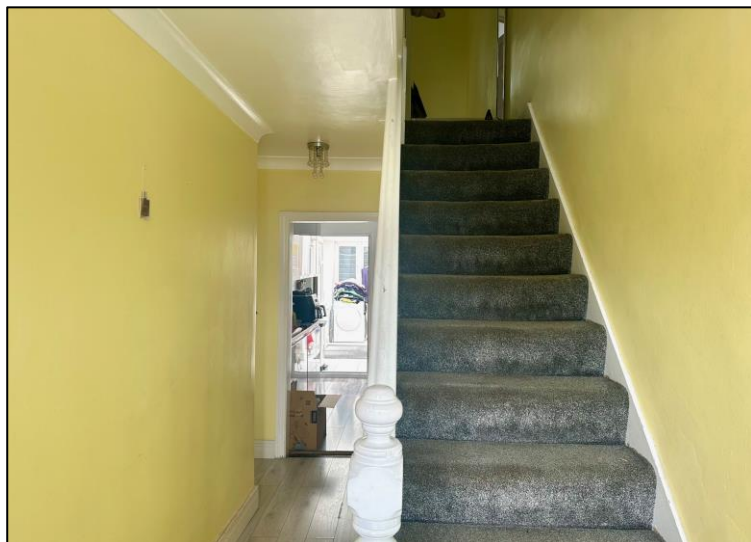




49 Rails Lane | PO11 9LH | £350,000

GEOFF **FOOT**
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Internal viewing is highly advised for this spacious three Bedroom Semi-detached 'Older style' House in Eastoke, convenient to local shops, Mengham Park and Sea Front. The paved forecourt with Car Port, offers parking for cars, boats, caravan etc. Downstairs the hallway leads to a Lounge and separate Dining room, Kitchen and 'lean-to' Conservatory/Utility area. There are three generous sized bedroom sand a white family Bathroom suite to first floor. Outside the rear Garden in excess 100' (approx.) has ample garden shed storage and a gate that leads straight out to Mengham Park.

PLEASE NOTE: This property is being offered with the current tenants whose fixed term expires in August 2024

- **Older style Semi-detached House in Eastoke.**
- **BEING SOLD WITH CURRENT ACTIVE TENANCY – Fixed term expires Aug24**
- **Three Bedrooms. Two separate receptions.**
- **Lean-to Conservatory/utility.**
- **Grey fronted Kitchen.**
- **Downstairs Cloak/Shower Room.**
- **West facing rear Garden in excess 100' (approx)**
- **Adjoining Mengham Park.**
- **Convenient local shops, Park and Sea front.**
- **In need of updating. No chain.**

Freehold | | Council Tax Band: C

The accommodation comprises:

Covered entrance. UPVC double glazed door and obscure side light. –

Entrance Hallway –

Laminate flooring. Radiator. Staircase rising to first floor with under stairs storage cupboard.

Lounge – 12' 2" x 14' 8" into square bay (3.71m x 4.47m)

Double glazed square bay window to front aspect. Radiator. Laminate flooring. Recess for log burner.

Dining room – 12' 0" x 10' 10" (3.65m x 3.30m)

Two radiators. wood flooring. Double glazed door and side windows to rear aspect.

Kitchen – 8' 7" x 6' 8" (2.61m x 2.03m)

1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface. Space for 'Range style' gas cooker, over head extractor. Tiled splash backs. Adjacent work surface with cupboards over and below. Laminate flooring. Double glazed window and door to

Lean-to Conservatory – 11' 3" x 4' 0" (3.43m x 1.22m)

Tiled flooring. Radiator. Double glazed windows and door to rear Garden. Utility recess area with space and plumbing for automatic washing machine. Wall mounted 'Baxi' gas boiler. Wall cupboard. Door to

Cloak/Shower Room –

'Rainfall style' shower. Close coupled WC. Wall and floor tiling. Extractor fan.

Bedroom 1 – 12' 0" plus deep square bay x 12' 2" (3.65m x 3.71m)

Double glazed deep square bay window to front elevation. Radiator. Built in double corner wardrobe.

Bedroom 2 – 12' 0" x 8' 10" (3.65m x 2.69m)

Radiator. Double glazed window to rear elevation.

Bedroom 3 – 9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed window to rear elevation. Radiator.

Family Bathroom –

White suite comprising panelled bath with mixer tap. Pedestal wash hand basin and close coupled WC. Ladder style towel radiator. Obscure double glazed window to front elevation. Tiled splash backs.

Outside Front –

Paved driveway offering parking for 2-3 cars & boat/caravan etc. Car Port: 21'0 x 9'0". With power and light. Rear door to garden.

West facing rear Garden –

In excess 100' (approx.) adjoining Mengham Park. Raised decking area. Paved patio for seating. 5 garden sheds. Laid to lawn. Hedged side boundaries. Rear gate to Park.

N.B

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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.

