



30 Kings Road | PO11 0PD | £375,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this nicely presented end of terrace House in Gable Head, convenient for local schools and bus routes. The driveway entrance has a Car Port and side Utility room with Cloakroom.*

*Downstairs offers a Lounge with recess for electric log burner and Kitchen/Diner, with UPVC French doors opening onto a South Westerly facing rear Garden in excess 60' (approx). Upstairs there are two double Bedrooms to one floor and Family Bathroom. A Dressing room with wardrobes has stairs rising to the second floor and Bedroom one. The Rear Garden has a conventional built Garden room 16'7" x 10'8" ideal as home office or hobby room with Air conditioning unit and under floor heating. The rear access gate leads out onto a children's Playground and games area. The property is suited for a growing Family or Investment.*

- **End of Terrace House in Gable Head/Mill Rythe.**
- **Three Bedrooms over three floors. dressing room area.**
- **White Family Bathroom suite.**
- **Brick built Garden room, double glazed with power, lights, air conditioning unit and under floor heating.**
- **Lounge with space for Log Burner. Internal Pine doors.**
- **White fronted fitted Kitchen/Dining Room.**
- **Double glazing & gas heating system.**
- **Utility Room with WC. Driveway and Car Port.**
- **Convenient to local schools, coastal walks and Bus routes.**
- **Ideal as Family home or Investment.**

**Freehold**

**Council Tax Band: C**

The accommodation comprises:

**Covered entrance and concrete ramp to UPVC double glazed door. –**

**Entrance Hallway –**

Attractive tiled flooring. Double glazed window to side aspect with venetian blind. Radiator with fitted cover. Staircase rising to first floor with built in under stairs cupboard housing gas & electric meters and Fuse box. Coats hanging space. Panel glazed pine door to

**Lounge – 13' 8" x 11' 3" plus deep bow window (4.16m x 3.43m)**

Double glazed window to front aspect with venetian blinds. Radiator. Recess for Log Burner or electric fire, stone hearth and wooden display mantle over. Built in shelving. Panel glazed pine double doors to

**Kitchen/Dining Room – 18' 4" x 9' 10" (5.58m x 2.99m)**

Kitchen area: 8'10" x 9'10". 1.5 bowl white single drainer composite sink unit and mixer tap set in work surface, cupboard below. Splash back beneath double glazed window over looking rear Garden. Tiled flooring. UPVC door to Utility. Return work surface with inset 4-ring induction hob, cupboards below and built in larder cupboard or space for fridge freezer. Eye level oven with cupboards and drawers. Further range of white fronted cupboards beneath work surface forming divider to: Dining Room area: 9'10" x 9'6". Radiator with fitted cupboard. Vertical radiator. Tiled flooring. Space for table and chairs. UPVC double glazed French doors with vertical blind leading to rear Garden. Down lighting.

**Utility room – 9' 10" x 9' 2" (2.99m x 2.79m)**

UPVC double glazed door and window to front drive. Down lights. Power points. Wall unit for Solar Panels (on deeds - Supplies what house holder uses but does not store and surplus electric). Door to WC with close coupled WC and double glazed window.

**Stairs to Landing –**

Double glazed 'tilt n turn' window to side aspect (fire escape). Radiator with fitted cover. Doors to Bedroom 1 and 2. Door to Dressing area and staircase to second floor and Bedroom 1.

**Bedroom 2 – 11' 1" x 9' 8" (3.38m x 2.94m)**

Double glazed window to front elevation. Radiator. Built in wardrobe with hanging rail and shelving.

**Bedroom 3 – 12' 4" x 10' 0" (3.76m x 3.05m)**

Double glazed window over looking rear Garden. Radiator. Twin built in wardrobes, one with hanging rail and one with shelving. Fan/light fitting.

**Dressing Room area –**

Double glazed window to side, radiator, fitted wardrobes to two sides, two with mirror fronts. Staircase to

**Bedroom 1 – 18' 5" max x 11' 10" with sloping ceilings to two sides (5.61m x 3.60m)**

Two deep eaves storage cupboards. Twin Velux skylight roof windows, both with black out blinds. Radiator.

**Outside –**

Low walled front boundary with fencing to one side. Concrete driveway with ample parking and additional shingle laid parking area. Exterior light. Car Port. Door to Utility.

**South Westerly Rear Garden –**

In excess 60' (approx). Paved patio area and outside water tap point. Picket fencing and gate to lawned area. Wood effect metal storage shed. Roses and flowers to borders. Porcelain paved patio area with space for hot tub, table and chairs and BBQ area. Feature Palm tree. Rear pedestrian gate to 'residents' park.

**Garden Room: 16'7" x 10'8".** Brick built insulated and boarded with air conditioning unit and under floor heating. Laminate flooring. Power points, broadband point and down lights. Twin double glazed windows.



#### 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.

