



7a Nutbourne Road | PO11 9RT | £355,500

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Geoff Foots are pleased to offer this spacious semi-detached Bungalow for sale in Sandy Point, conveniently only a short distance to Hayling Sea Front, Hayling Island Sailing Club and Sparkes Marina. Inside there are two double Bedrooms, a Lounge/Diner, Kitchen, Shower room and a UPVC Conservatory which has a 'cosy' hard roof with skylight. There is double glazing and a gas heating system. Outside the long driveway offering ample parking, leads to the West facing rear Garden with lawn and a detached Garage. The property was last refurbished in 2021 including a new boiler, radiators, driveway, conservatory and garage. There is no forward chain and internal viewing is highly recommended.

- **Semi-detached Bungalow built circa 1996.**
- **Two double Bedrooms.**
- **Gas heating system & double glazing.**
- **Spacious Lounge/Diner.**
- **UPVC Conservatory over brick, with 'cosy hard roof'**
- **New boiler, radiators, conservatory and driveway in 2021**
- **Modern Kitchen and Shower Room.**
- **Garden to front and west facing rear Garden.**
- **Detached garage with electric roller door.**
- **Long driveway. No forward chain.**
- **Convenient to Hayling Island Sailing Club and Sparkes Marina.**

Freehold | EPC: C | Council Tax Band: C

The accommodation comprises:

Low walled front boundary with fencing to two sides. Driveway (renewed 2021) to step and UPVC double glazed side entrance door leading to –

Hallway –

Radiator. Wall thermostat. Built in storage cloaks cupboard with coats hanging space and housing 'Ideal Independent' gas boiler (replaced 2021).

Lounge/Diner – 17' 11" x 10' 7" narrowing to 9'8" (5.46m x 3.22m)

Radiator. Telephone point. TV aerial point. Virgin Internet connection. Sofa, TV set up, table and chairs included. Double glazed window and door into Conservatory. Arch to

Kitchen – 8' 9" x 7' 5" (2.66m x 2.26m)

1.5 bowl single drainer stainless steel sink unit set in wood block work surface, cupboards below. Space and plumbing for automatic washing machine. 'Split face' tiled splash backs. Return work surface with matching range of gloss colour fronted wall and base cupboards and drawers. Space for gas cooker. Double glazed window overlooking rear Garden. Microwave shelf bracket. Slip resistant vinyl flooring.

Conservatory – 11' 9" x 9' 11" (3.58m x 3.02m)

Built only in 2021. UPVC double glazed window units to three sides, one high level. Fitted wooden venetian blinds and rail for curtains. Sky light roof window. Vinyl flooring. Table and chairs included. Down lights. Wide UPVC double glazed French doors to rear Garden.

Bedroom 1 – 12' 0" x 9' 9" (3.65m x 2.97m)

UPVC double glazed bow window to front aspect with vertical blinds. Display shelf. Radiator. Wardrobe with double sliding doors, part mirror fronted with hanging rail and shelving.

Bedroom 2 – 9' 0" x 8' 2" (2.74m x 2.49m)

UPVC double glazed window to front aspect with vertical blinds. Radiator.

Shower Room – 8' 2" x 5' 7" (2.49m x 1.70m)

White suite comprising close coupled WC and pedestal wash hand basin. Mirror fronted bathroom cabinet over. Walk in shower cubicle with shower head on slider bar and pull-down seat. Splash back. Radiator. Obscure double glazed window to side elevation with vertical blinds. Slip resistant flooring.

Outside –

Frontage is mainly laid to lawn with climbing rose. driveway to: West facing rear Garden: Steps from Conservatory. Outside water tap point. Timber Garden shed with work bench and shelving.

Detached Garage – 18' 3" x 10' 6" (5.56m x 3.20m)

Built 2021. With electric roller door, power and light.



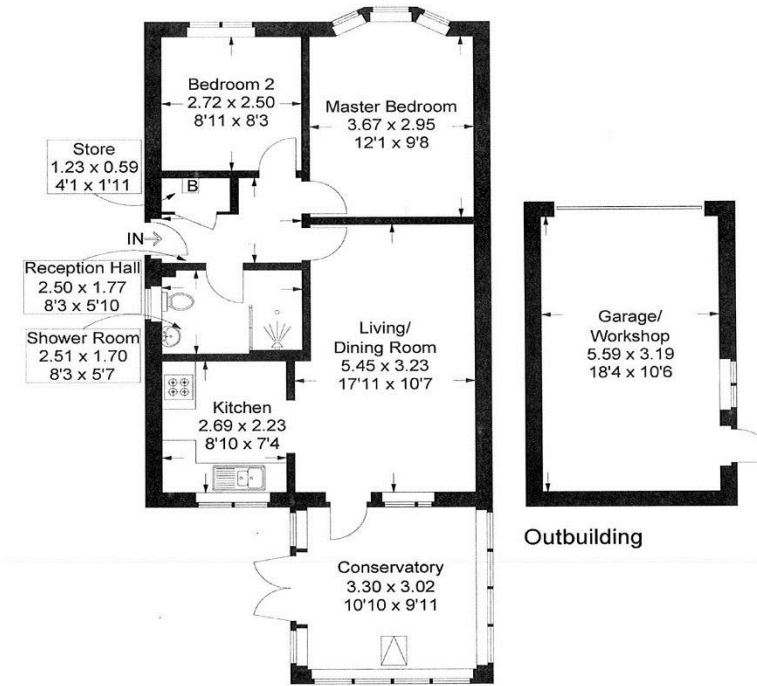
IMPORTANT INFORMATION

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.



Nutbourne Road, Hayling Island

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft
 Outbuilding = 18.4 sq m / 198 sq ft
 Total = 82.1 sq m / 884 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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