



10 Treloar Road | PO11 9SE | £399,000

GEOFF **FOOT**
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Geoff Foot Estate agents are pleased to have this **EXTENDED** detached Bungalow in Sandy Point for sale, convenient to Sea Front, Nature reserve and Hayling Island Sailing Club. There are 3 double Bedrooms, Lounge with separate Dining room, cream fronted 'shaker style' Kitchen, Sun Lounge and a Shower room with separate WC. Outside there is a long driveway approach with additional parking area, leading to a detached Garage. There is a generous sized West facing rear Garden with 3 paved patio areas, climbers and flower beds. When the current owners bought the bungalow in 2021, it was re wired and had newly fitted double glazing. Internal viewing highly recommended.

- **Detached Bungalow in Southeast Hayling Island**
- **Three double Bedrooms. Sun Lounge.**
- **Shower room with separate WC.**
- **Lounge and separate Dining room**
- **Spacious Kitchen with cream fronted cupboards and drawers.**
- **Property re wired by current owners 2021.**
- **Replacement double glazing (2021). Gas heating system.**
- **Long driveway and additional parking area. Detached Garage.**
- **Generous size west Facing rear Garden with paved patios and sleeper flower beds.**
- **Convenient Sailing Club, Nature reserve and Sea front**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Covered entrance with UPVC double glazed door to –

Entrance Hallway –

Radiator. Dado rail. Access to loft space via fitted ladder. Built in cupboard with coats hanging space. Telephone point. Doors to Bedrooms. Cupboard with consumer unit. (Property re-wired 2021). Panel glazed door to

Kitchen – 18' 2" x 10' 2" (5.53m x 3.10m)

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboard below. Fitted slimline dishwasher. Space and plumbing for automatic washing machine. Tiled splash backs. Wall mounted 'Viessman' gas boiler. Fitted 'Belling' 7-ring gas range style cooker with attractive bespoke splash back. Range of matching cream fronted 'shaker style' wall and base cupboards and drawers. Tall end larder cupboard. Space for tall fridge/freezer, space for tumble drier and under counter freezer. Further larder cupboard. Timber effect beams to ceiling. Shelved unit. Radiator. Double glazed window and door to side aspect. Panel glazed door to

Dining Room – 12' 10" x 12' 0" (3.91m x 3.65m)

Laminate effect vinyl flooring. TV aerial point. Double radiator. Shelving unit with mirror. Door to Lounge. Double glazed sliding patio doors to

Sunroom – 11' 4" x 6' 2" (3.45m x 1.88m)

power and lighting. Double glazed window units. Stable door to rear Garden. Decking to floor. Duplex roofing.

Lounge – 13' 0" x 11' 5" (3.96m x 3.48m)

Radiator. Dado rail. Double glazed window overlooking west facing rear Garden. TV aerial point. Two wall light points.

Inner Hall – Dado rail and vinyl flooring. Door to

Shower Room & separate WC –

Pedestal wash hand basin. Ladder style chrome towel radiator. Tiled corner cubicle with 'Mira Go' electric shower and 'rainfall style head' over. Extractor fan. Vinyl flooring. Obscure double glazed window to rear Garden aspect. WC: Tiled/panelled walls to half height. Obscure double glazed window to side. Wash hand basin with tiled splash back. Radiator. Close coupled WC with push button flush. Vinyl floor.

Bedroom 1 – 15' 1" x 10' 4" (4.59m x 3.15m)

Double glazed bow window to front elevation. Radiator. Range of fitted wardrobes with matching over bed space cupboards. 2 wall light points.

Bedroom 2 – 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed bow window to front aspect. Radiator.

Bedroom 3 – 10' 4" x 11' 9" (3.15m x 3.58m)

Double glazed window to side elevation. Radiator. Shelving to one wall.

Outside –

Low walled front boundary. Long driveway and additional shingle laid parking area offering parking for several cars, boat, caravan etc. Conifers and shrubs to borders. Exterior light. Gas meter box.

Detached Garage – 19' 10" x 9' 3" (6.04m x 2.82m)

With up and over door, power and light. 2 windows, side service door and gate to

West facing rear Garden –

3 raised paved patio areas offering space for seating and display tubs etc. 3 sleeper retained flower beds. Flowers to borders. Ornamental Palm. Climbing Clematis, Honeysuckle and passion flower on trellis. Timber garden shed. Return gate to front.



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.

