



**18 Fathoms Reach | PO11 0RA | £275,000**

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)





*Internal viewing is highly recommended for this modern inner terraced House in sought after West Town location, convenient to local shops, schools, Hayling Park, Sea Front and Bus routes. The property was completely refurbished throughout in 2020, with modern Kitchen, Bathroom suite, Carpets, Vinyls, blinds and garden fencing. The downstairs offers a spacious Lounge with sliding patio doors leading out to an enclosed south facing rear Garden with rear access gate. Upstairs has 2 double Bedrooms and a modern white Bathroom suite. There is a bin store cupboard to the front with a 'Vaillant' gas Boiler (fitted 2020) and a Garage 18'2" x 9'0" in block of just two with own driveway.*

*There is no forward chain.*

- **Modern House built by 'Wimpey' in sought after location.**
- **2 double Bedrooms. Semi-detached Garage by House.**
- **Completely refurbished and redecorated 4 years ago including carpets and vinyls.**
- **Modern white gloss fronted Kitchen with stainless steel gas hob, oven below and overhead extractor. .**
- **Modern white Bathroom suite with 'Triton' electric shower.**
- **Gas heating system & double glazing.**
- **'Vaillant' gas boiler (installed 2020).**
- **Enclosed south facing rear garden with rear access gate.**
- **Convenient to local shops, Hayling Park, Sea Front and bus routes.**
- **Ideal FTB, Investor or couples with small family. No forward chain!**

**Freehold | EPC: C | Council Tax Band: C**



The accommodation comprises:

**UPVC double glazed door beneath a pitched tiled roof. –**

Step and outside water tap point. Small lawned area. Lockable storage cupboard with space and wall mounted 'Vaillant' gas boiler (installed 2020).

**Hall area –**

Meter cupboard housing gas, electric meters and consumer unit. Digital wall thermostat. Staircase rising to first floor. Open access to

**Kitchen – 11' 6" x 8' 10" to stairs (3.50m x 2.69m)**

Downlighting. Single drainer stainless steel sink unit with mixer tap set in wood block effect work surface, cupboard below. Space and plumbing for automatic washing machine. Attractive tiled splash backs. Return work surface with inset 'Lamona' 4-ring stainless steel gas hob, built in oven below and over head extractor hood. Range of gloss white fronted wall and base cupboards and drawers. Space below for under counter fridge and freezer. Vinyl flooring. Door to

**Lounge/Diner – 13' 0" x 11' 8" (3.96m x 3.55m)**

Radiator. Space for table and chairs. TV aerial point. UPVC double glazed sliding patio doors to south facing rear garden, grey vertical blinds.

**Stairs to Landing –**

Access to loft space.

**Bedroom – 11' 8" x 8' 9" (3.55m x 2.66m)**

Double glazed window with venetian blind to rear elevation. Radiator.

**Bedroom – 11' 8" x 9' 1" max (3.55m x 2.77m)**

Twin double glazed windows to front elevation with venetian blinds. Radiator. Over stairs bulkhead cupboard wardrobe with hanging rail.

**Family Bathroom –**

White suite comprising panelled bath with mixer tap and screen. Wall mounted 'Triton T5' electric shower. Wash hand basin with vanity shelf mixer tap, cupboard below and close coupled WC with concealed cistern. Vinyl flooring. Wall mirror with display light system. Extractor fan.

**Outside –**

West facing rear Garden which is mainly laid to lawn with flower border. Concrete patio area for seating and display tubs etc. Fence enclosed and rear access gate to Spinnaker Close. Corner rockery area.

**Semi-detached Garage – 18' 2" x 9' 0" (5.53m x 2.74m)**

Adjoining number 16 Fathoms Reach only. With up and over door and own driveway.

**N.B. \*\*\* Geoff Foot Estate Agents Ltd hereby disclose that this property is being sold on behalf of a member of staff for the company \*\*\***



**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.

