



4 Lulworth Close | PO11 0NY | £499,500

GEOFF **FOOT**
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Internal viewing is highly recommended to appreciate how spacious this **EXTENDED 4 Bedroom** detached chalet house in Central Hayling. There is a resin laid driveway with additional parking leading to the extensive Car Port and attached Garage with Work Shop. Downstairs is the Porch entrance with Hallway and Inner Hallway leading off to the Cloakroom, Shower Room and Bedroom 4, which is currently being used as an Office. The Lounge extends into the Kitchen/Diner with fitted appliances. Upstairs are three further Bedrooms and a Family Bathroom. The upgraded property is convenient located in central Hayling Island, with schools, shops, amenities and Bus routes near by. An ideal family home.

- **Extended detached Chalet style House in Central Hayling Island.**
- **Open plan Kitchen/Dining Room.**
- **Hallway and Inner Hallway with Cloakroom and Shower Room.**
- **Three bedrooms to first floor, one downstairs. Adaptable layout.**
- **Double glazing and gas heating system.**
- **Brick built fireplace surround.**
- **Resin laid driveway with extensive Car Port over.**
- **Attached Garage and extended brick-built workshop.**
- **Enclosed rear garden.**
- **Convenient schools, shops, amenities and bus routes. No chain.**

Freehold | Council Tax Band: E

The accommodation comprises:

UPVC obscure double glazed door to –

Entrance Porch –

High level double glazed window to front elevation. Wall thermostat. Double glazed window to side. Half wall forming divider to

Hallway – Radiator. Staircase rising to first floor. Cupboard housing gas and electric meter. Consumer unit. Door to Inner hall and Lounge.

Lounge – 21' 10" x 11' 10" (6.65m x 3.60m)

Double glazed window to front aspect. Two radiators. Brick built fireplace surround with wooden mantle and tiled hearth. Coal effect gas fire. Ceiling light/fan. Panel glazed double opening doors to

Kitchen/Dining Room – 25' 4" x 10' 10" (7.72m x 3.30m)

Kitchen area: White gloss fronted range of wall and base cupboards and drawers. White single drainer sink unit set in work surface. Inset 4-ring 'Bosch' gas hob, overhead extractor hood. Tall cupboards with built in tall fridge and freezer. Central mobile island with cupboards below. Down lights. Double glazed windows. Open plan to Dining Area: Radiator. Ceiling light/fan. Double glazed sliding patio doors to rear garden with vertical blinds. Return arch to Inner Hallway.

Inner Hall – 13' 6" x 9' 10" narrowing to 6'7". (4.11m x 2.99m)

Radiator. Laminate flooring. Ceiling light/fan. Sliding door fronted floor to ceiling wardrobes to one wall. Obscure double glazed window to side aspect. Arch to Kitchen/diner. Concertina doors to

Shower Room/WC –

Close coupled WC. wash hand basin with shelving below. Extractor fan. Tiled shower cubicle with mixer shower. Ladder style towel radiator. Wall mirror.

Bedroom 4 – 10' 0" x 9' 0" (3.05m x 2.74m)

Currently used as office. Double glazed window to front aspect. Radiator. Ceiling light/fan. Wi-Fi point.

Cloakroom –

Pedestal wash hand basin and low level WC. Obscure double glazed window to side. tiled splash backs. wall cupboards. Radiator.

Stairs to Landing –

Access to loft space. Obscure double glazed window to front elevation. Built in airing cupboard housing hot water tank, gas boiler and shelving.

Bedroom 1 – 11' 4" x 10' 5" (3.45m x 3.17m)

Double glazed dormer window to front elevation with vertical blinds. Radiator. Double mirror fronted sliding door wardrobe.

Bedroom 2 – 11' 4" x 10' 0" (3.45m x 3.05m)

Double glazed dormer window to front elevation with vertical blinds. Radiator. Double built in wardrobe.

Bedroom 3 – 12' 0" (max) x 6' 5" (3.65m x 1.95m) Double glazed window to rear elevation. Radiator. Recess with shelving.

Family Bathroom –

White suite comprising wood panelled Bath with mixer shower over and rail. Close coupled WC, pedestal wash hand basin and obscure double glazed window to rear elevation. Radiator. Glass shelf with wall mirror over.

Outside –

Front: Walled front and side boundaries. Resin driveway with additional parking. Shingle/pebble display area for tubs etc. Retained flower borders. Double gates and drive leading to extensive CAR PORT: Water tap point, work surface with space and plumbing for automatic washing machine and tumble drier. Bin store area. 2 large roof sky lights. Upvc door to Kitchen. Up and over door to

Attached Garage – 18' 0" x 10' 0" (5.48m x 3.05m)

With up and over door, power and light. separate Consumer unit. Work benches. Open access to further brick built Workshop with power, light and window.

Enclosed rear Garden – Laid to artificial grass to shrub borders. outside water tap point. brick built shed adjoining Work shop, with light and tiled flooring. Return covered path to gate leading to front.

[To view the virtual tour for this property please scan the QR Code >>](#)

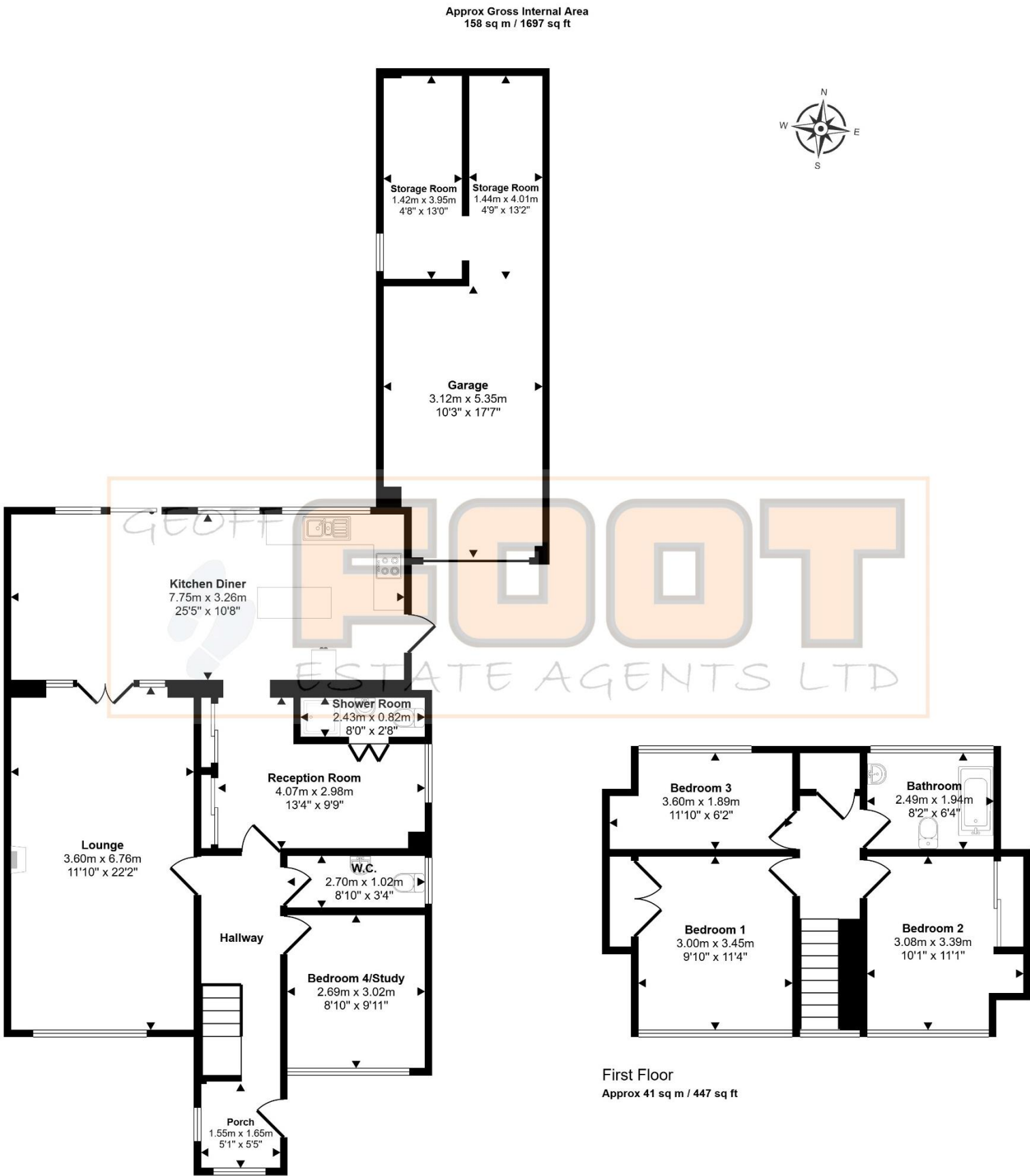


IMPORTANT INFORMATION

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	85



Ground Floor
Approx 116 sq m / 1251 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.