



7 Marshall Road | PO11 9NH | Offers over £500,000

GEOFF **FOOT**
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Internal viewing is highly recommended to appreciate the accommodation being offered for this detached chalet style Bungalow in South Hayling Island. There is a shingle laid approach driveway and sloping paved path to front door, allowing wheelchair access to a spacious Entrance Hallway with feature open tread staircase. There are four double Bedrooms, two being upstairs both with En-Suites. Downstairs there is a Kitchen/diner, spacious Lounge, Cloakroom and Family Bathroom. The outside benefits from parking, an enclosed rear garden with raised patio area, ample storage, Utility shed with plumbing for appliances and a self contained Cabin/chalet. Well presented, convenient to local shops and Sea Front.

- **Modern detached chalet Bungalow in South Hayling Island.**
- **Two Bedrooms downstairs and two Bedrooms to first floor, both with En-Suites.**
- **Modern fitted Kitchen/Diner, some integrated appliances.**
- **Adaptable accommodation.**
- **Downstairs Family Bathroom and separate Cloakroom.**
- **Generous sized Lounge. Double glazing and gas heating system.**
- **Reception Hallway with feature staircase rising to first floor.**
- **Rear Garden with storage sheds, one as utility. Self-contained Garden studio.**
- **Front driveway offering ample parking and wheelchair access.**
- **Convenient local shops and Beach.**

The accommodation comprises:

Upvc double glazed door and side light to –

Entrance Hallway –

Laminate flooring. Dado rail. Open tread staircase to first floor. Double radiator with fitted cover. Digital thermostat. Down lights.

Cloakroom –

Wash hand basin with cupboard below. Close coupled WC. Wall tiling to half height. ladder style towel radiator. Tiled flooring. Extractor fan.

Lounge – 14' 4" x 13' 5" (4.37m x 4.09m)

Double glazed window to front aspect. High level double glazed window to side. Fireplace surround with tile effect hearth and fitted electric log burner. Laminate flooring. Dado rail. TV and cable point. Double radiator with cover.

Kitchen/Diner – 13' 9" x 11' 10" (4.19m x 3.60m)

White gloss fronted range of wall and base cupboards and drawers. 1.5 bowl sink unit set in work surface. integrated dish washer and fridge. Wall cupboard housing recently fitted (2024) Ariston gas boiler. Inset 4-ring gas hob, splash back, over head extractor and built in electric double oven and grill below. Fitted Tv. Tiled splash backs and flooring. Down lights. Corner cupboard with display cupboard over. Peninsular glass work top with double cupboard below and space for seating. Double glazed window to side. Double glazed French doors to rear garden.

Bedroom 3 – 10' 3" x 9' 8" plus door recess (3.12m x 2.94m)

High level double glazed window to side and window over looking rear Garden. Double radiator with fitted cover. Laminate flooring. Wall mounted TV. Down lighting.

Bedroom 4 – 13' 9" x 11' 10" (narrowing to 7'4"). (4.19m x 3.60m)

Currently used as Sitting room. Laminate flooring. Double glazed window to front aspect. Double radiator with cover. High level double glazed window to side. TV aerial point. Down lights.

Family Bath/Shower room – 10' 6" x 6' 6" (3.20m x 1.98m)

White suite comprising 'Jacuzzi style' bath with mixer tap, corner shower cubicle with steam and spa jets. Inset wash hand basin, cupboard below. Close coupled WC. Floor and wall tiling. Obscure double glazed window to rear aspect. Ladder style towel radiator.

Open tread staircase to Landing with laminate flooring and Sunlight tunnel. –

Bedroom 1 – 17' 6" x 10' 3" (5.33m x 3.12m)

Double glazed dormer window to front elevation. Two radiators with covers. laminate flooring. Down lights. Velux skylight. Wall mounted TV. 3 Eaves storage cupboards. Door to En-Suite: Double shower cubicle, inset wash hand basin and close coupled WC. Part wall tiling. ladder style towel radiator. Obscure double glazed window to side. Down lights.

Bedroom 2 – 16' 2" x 10' 6" extending to 14'9". (4.92m x 3.20m)

Eaves storage cupboards. Wall TV. Laminate flooring. Down lights. Double glazed dormer to front aspect. Velux skylight. Radiator. Door to En-suite: Corner 'Jacuzzi style' shower, pedestal wash basin and close coupled WC. Extractor fan. Vinyl flooring. Ladder style towel radiator.

Outside –

Front: Twin gated entrance to shingle laid parking. Double electric point. Sloping paved path to entrance door. Low walled front boundary with wrought iron railings. Wide shingle driveway. Pedestrian gate to rear garden.

Enclosed Rear Garden –

Raised paved patio with wall and railings. Step down to lawn and paved seating area. outside water tap point. 4 storage sheds. Bin storage cupboard. Utility Shed/Room: Sink with hot and cold water. Power and light. work surface with cupboards. space and plumbing for automatic washing machine and tumble drier.

Chalet/Log Cabin – 15' 8" x 10' 0" (4.77m x 3.05m) Internal measurements.

UPVC exterior cladding and double glazed windows. Shingle laid seating area. Door to



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		84
(69-80) C	75	
(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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