



Pinmill, 95A St Thomas Avenue | PO11 0EU | £599,500

GEOFF **FOOT**  
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*Internal viewing is highly recommended to appreciate how spacious this detached chalet style House is in a sought after location, convenient to West Town shops, Sea Front, Station Theatre, Hayling Billy Nature trail, Hayling Park, Bus routes and Golf club. There is a long driveway, Car Port and attached Garage offering ample parking. The spacious Hallway leads to the Lounge, Kitchen/breakfast room, Utility, Boot Room, Family Bathroom, main Bedroom and second Bedroom, currently used as Dining Room. Upstairs are two further double Bedrooms. There is a generously sized attractive enclosed rear Garden. The property offers potential buyers the opportunity to update/upgrade to their own tastes and specification. Offered with No forward chain!*

- **Detached chalet House in sought after location.**
- **Four double Bedrooms over 2 floors.**
- **Driveway, Car Port and Garage offering ample parking.**
- **Spacious entrance Hallway with open tread stairway.**
- **Lounge, Sunroom, Kitchen/Breakfast room.**

- **Utility & Boot Room. Gas heating & double glazing.**
- **Family Bathroom suite to ground floor.**
- **Generous size enclosed Rear Garden.**
- **Convenient to local shops, beach, Golf Course, hayling Billy nature trail, Station Theatre and Hayling park.**
- **Potential for updating to buyers taste.**
- **No forward chain!**

**Freehold | Council Tax Band: E | EPC: D**



The accommodation comprises:

**Tarmac and paved driveway leading to Carport. Meter box, exterior lights and double glazed side entrance door to –**

**Hallway –**

Telephone point. Double radiator with shelf over. Wall thermostat. Open tread staircase to first floor. Obscure double glazed door to

**Lounge – 23' 1" x 14' 7" (7.03m x 4.44m)**

Fireplace surround with display mantle, tiled backing and hearth. Electric log effect fire. 3 wall light points. Double radiator with shelf over. Glass block window to side. Picture rail. TV aerial point. Obscure double glazed door to Kitchen. Twin doors to

**Sun Room – 23' 2" x 7' 4" (7.06m x 2.23m)**

Range of floor to ceiling double glazed window units over looking rear Garden. Paved flooring. Stone interior walls. Wide double glazed doors opening onto rear Garden. Obscure double glazed service door to Garage. Wall light. Borrowed light window from Boot Room.

**Kitchen/Breakfast Room – 14' 8" x 11' 8" (4.47m x 3.55m)**

1.5 bowl single drainer stainless steel sink unit with mixer tap, set in work surface, cupboards and drawers below. Range of cream fronted wall and base cupboards and drawers to 2 sides. Gas cooker with canopied extractor over. Tiled splash backs. Glass fronted display cupboards. Space for tall fridge/freezer and large table with seating. Window and obscure glazed door to

**Boot room – 11' 10" x 6' 6" (3.60m x 1.98m)**

Work surface with cupboards below. Coats hanging space. Double glazed window over looking rear Garden. Obscure double glazed door to side path.

**Bedroom 1 – 13' 7" x 12' 9" ((4.14m x 3.88m) plus wardrobe recess 10'6" x 2'4"))**

Double glazed window to front aspect. Extractor fan. Double radiator. Wide double sliding door fronted wardrobe with hanging rail and shelving. Door to:

**En-Suite: 9'0 x 7'9".** White suite comprising close coupled WC and bidet. Vanity shelf with half inset wash hand basin, cupboards below. Shaver point. Mirror fronted cabinet. Walk-in shower enclosure with overhead shower. Tiled splash backs. Obscure double glazed window to front aspect. Ladder style towel radiator. Ceiling light/fan fitment.

**Bedroom 2 – 15' 2" x 9' 3" ((4.62m x 2.82m) plus wardrobe recess 14'1" x 2'4"))**

Currently used as dining Room. Double glazed window to front aspect. Double radiator. Floor to ceiling sliding door fronted wardrobe to one wall with shelving. Extractor fan.

**Utility – 9' 1" x 7' 0" (2.77m x 2.13m)**

Wall shelving. High level cupboard. Space and plumbing for automatic washing machine. Heating/hot water timer control unit. Sliding doors from hallway.

**Family Bathroom – 8' 7" x 6' 8" (2.61m x 2.03m)**

White suite comprising panelled bath with mixer tap and shower attachment over. Fitted screen. Vanity shelf with half inset wash hand basin, cupboards below. Close coupled WC. Tiled splash backs. Glass block wall to side aspect. Wall mirror with light over. Wall cabinet. Ladder style towel radiator. Ceiling light/heat fitment.

**Open tread stairway to Landing – 16' 0" x 12' 9" narrowing to 10'1" (4.87m x 3.88m)**

With Velux twin skylights. Radiator. Power points. Door to walk-in loft area.

**Bedroom 3 – 15' 5" x 11' 3" extending to 13'0" (4.70m x 3.43m)**

Double glazed dormer window to front elevation. Radiator.

**Bedroom 4 – 22' 10" x 9' 5" (6.95m x 2.87m)**

Double glazed window to side elevation. Radiator. Sloping ceilings to both ends. Eaves storage cupboard.

**Outside –**

Front: Low walled front boundaries. Mainly laid to lawn with shrubs to borders. Myrtle hedging and 2 ornate palms. Raised flower bed. Driveway to Car Port and Attached garage: 17'2" x 9'2", With up and over door, power and light. Electric meter and fuse box. Up and over door to rear Garden. Service door to conservatory.

**Rear Garden –**

Extensive rear Garden in excess 60' x 60' approx. Mainly laid to lawn with raised paved patio. Central and shaped side shrub borders. Fenced boundaries. Variety of mature fruit trees and bushes to end of garden with area previously used as vegetable patch.



#### 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

