



13 Richmond Close | PO11 0ER | £410,000

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
email: sales@geofffoot.co.uk



Internal viewing is highly recommended for this nicely presented end of terrace House in sought after location in West Town , convenient to local shops, Billy Nature Trail, Theatre, Sea front and shops. There is a long shingle laid driveway offering ample parking. The Porch entrance leads into the spacious Hallway, open plan Lounge, Dining area and modern Kitchen with fitted appliances. There is a generous size UPVC Conservatory leading to south facing rear Garden. Upstairs has 3 Bedrooms and a modern Family Bath/shower room. The property lies just back from Hayling Park and has been well looked after and maintained by the current owners. There is no forward chain!

- *Nicely presented deceptively spacious end of terrace House.*
- *Sought after West Town location - VIRTUAL TOUR AVAILABLE*
- *Porch entrance and Hallway. Three Bedrooms.*
- *Down stairs Cloakroom. First floor family Bath/shower Room.*
- *White wooden window shutters fitted to most rooms. Double glazing.*
- *Open plan Lounge & Dining area. Oak engineered hardwood flooring to downstairs.*
- *Modern Kitchen with quartz work surface. Breakfast bar.*
- *UPVC Conservatory with fitted blinds 15'10" x 9'9". Gas heating.*
- *South facing rear Garden with decking and artificial grass.*
- *Convenient local shops, Hayling Park, Theatre, Billy nature trail and Sea front.*

Freehold | Council Tax Band: D

The accommodation comprises:

Entrance Porch –

UPVC double glazed door. Flooring. obscure double glazed window to side. light. Door to

Hallway –

Oak engineered hardwood flooring. Double glazed window to front with white wooden window shutters. High level cupboard housing meters. radiator. Staircase rising to first floor.

Cloakroom – 0' 0" x 0' 0" (0m x 0m)

Oak engineered hardwood flooring. Close coupled WC with push button flush. Wash hand basin with mixer tap. Ladder style towel radiator. Down light

Lounge – 14' 1" x 14' 1" (4.29m x 4.29m)

UPVC full length double glazed window to front aspect with fitted shutters. Vertical radiator, TV aerial point. Oak engineered hardwood flooring continuing through to

Dining area – 10' 5" x 9' 2" (3.17m x 2.79m)

Vertical radiator. Down lighting. UPVC French doors and side lights to Conservatory. Open plan to

Kitchen – 12' 0" x 9' 4" (3.65m x 2.84m)

Sink with mixer tap & instant hot water tap set in grey crushed quartz work surface. Integrated dish washer, automatic washing machine and tumble drier below. Adjacent work surface with matching range of wall and base cupboards and drawers. inset 5-ring induction hob with quartz splash back and overhead extractor hood. Integrated tall fridge/freezer, tall cupboards, microwave recess and two double ovens to one wall. Obscure double glazed door to rear garden. Peninsular breakfast bar forming divider to dining area. Down lighting.

Conservatory – 15' 10" x 9' 9" (4.82m x 2.97m)

Double glazed roof with fitted electric blinds and window units to three sides with fitted blinds. Double glazed door to rear Garden. Oak engineered hardwood flooring. Spotlight bar. Power points.

First Floor Landing –

Access to loft space. Deep built in cupboard with shelving and light.

Bedroom 1 – 14' 2" x 10' 8" (4.31m x 3.25m)

Double glazed window to front elevation with fitted white shutters. Built in wardrobe with shelving. Built in wardrobe with hanging rail and shelf. Radiator.

Bedroom 2 – 11' 6" x 10' 0" (3.50m x 3.05m)

Double glazed window to rear elevation with fitted white shutters. Radiator. Built in wardrobe with hanging rail and shelf. Built in cupboard with shelving.

Bedroom 3 – 10' 8" x 8' 0" max (3.25m x 2.44m)

Double glazed window to front aspect with fitted window shutter. Radiator. Built in cupboard.

Family Bath/Shower Room – 10' 7" x 5' 5" (3.22m x 1.65m)

White suite comprising panelled Bath with central mixer tap and hand held shower attachment. Wash hand basin with cupboard below. Wide walk-in cubicle with 'rainfall style' head and hand held diverter attachment and screen. Laminate flooring. Down lights. Wall tiling. Two obscure double glazed windows to rear elevation. Ladder style towel radiator.

Outside Front –

Long shingle laid driveway approach and open plan lawn with inset shrubs, part fenced to side.

South facing rear Garden –

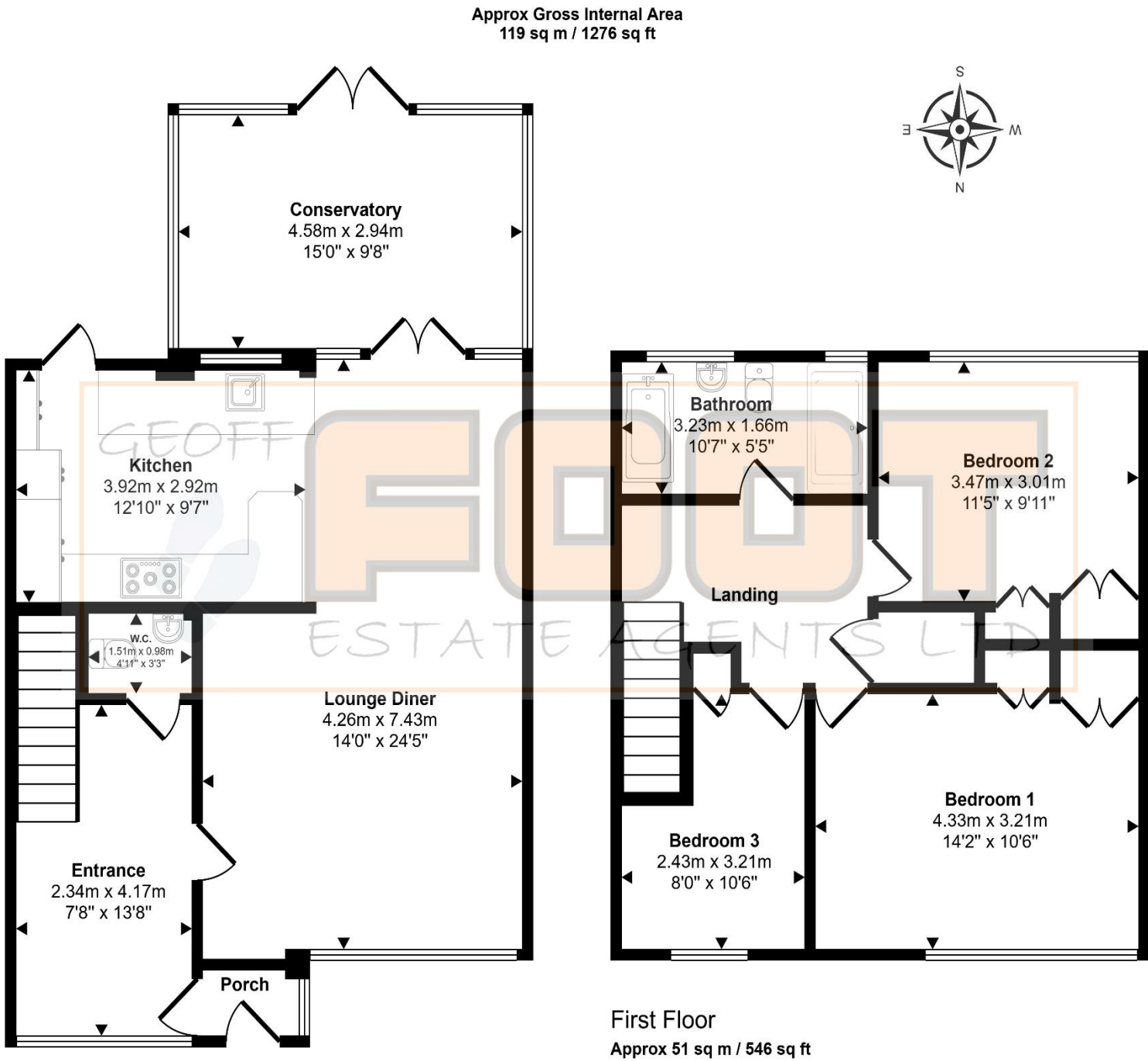
Mainly laid to artificial grass. Raised grey painted decking area for seating & tubs etc. Outside water tap point. Two timber garden sheds. Fence enclosed. Paved return path and gate to front.

[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.



Ground Floor
Approx 68 sq m / 729 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.

