



34 Havant Road | PO11 0PX | £695,000

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 detached chalet Bungalow offering versatile accommodation for a large family or anyone looking for multi generational living. Downstairs comprises an entrance Porch, spacious Hallway, Lounge, Dining room, Kitchen, Utility, modern Wet/Shower room, Bathroom, Cloakroom and four Bedrooms. There are two further Bedrooms, one currently used as office with access to roof terrace, to the first floor. Outside has a long block paved driveway approach with additional parking. The driveway continues through to the rear Garden with Garage and storage room attached, lawn and Jacuzzi/spa tub on raised decking area, fields to the rear. Convenient to local schools and bus routes.

- ***Detached chalet Bungalow in North Hayling Island.***
- ***5-6 Bedrooms over two floors. One with first floor access to roof terrace.***
- ***2-3 Receptions. Versatile accommodation.***
- ***Recently fitted modern Shower Room, Bathroom and Cloakroom.***
- ***Porch & Hallway 23'7" (approx).***
- ***Solid oak fronted Kitchen and Utility.***
- ***Extensive long block paved driveway. Gates to detached Garage.***
- ***Rear Garden adjoining fields to rear.***
- ***Ideal accommodation for large family.***
- ***Convenient to local schools and Bus Routes.***

Freehold | EPC: D | Council Tax Band: F

The accommodation comprises:

Entrance Porch – Double glazed door and side lights. Quarry tiled flooring. Light. Door to

Entrance Hallway –

Double radiator with fitted cover. Telephone point. Laminate flooring. Staircase rising to first floor with under stairs storage cupboard with shelving.

Inner Hall – Internal oak doors to

Cloakroom –

Close coupled WC. Ceramic floor and part wall tiling. Obscure double glazed window with venetian blind to side.

Family Shower/Wet Room –

Recently fitted suite comprising walk-in enclosure with 'rainfall style' over head shower and separate diverter. Wash hand basin with cupboard below. attractive ceramic wall and floor tiling. Shelved display recess. Down lighting and extractor fan.

Family Bathroom –

Recently fitted white suite comprising panelled Bath with central mixer tap and hand held diverter. Close coupled WC. Inset wash hand basin, cupboard below. Back lit wall mirror and mirror fronted cabinet. Attractive ceramic wall and floor tiling. Extractor fan. Down lights and 'ladder style' towel radiator.

Lounge –

Three radiators, two with fitted covers. Laminate flooring. Double glazed bay window to front aspect. Twin double glazed windows to side aspect. Four wall light points. Arch to

Dining Room – Double glazed window to side aspect. Double radiator. Laminate flooring. Wide arch to

Kitchen –

Butler sink set in granite work surface, cupboards below and matching upstands. Integrated dish washer and drawers. Return work surface with matching range of solid oak fronted wall and base cupboards and drawers. 'Belling range style 7-ring gas cooker with two ovens, grill and warming drawer. Granite splash back and overhead extractor hood. Tall cupboard housing 'Worcester' gas boiler and shelving. Adjacent work surface with wall cupboards, tall pull-out drawers. Integrated wine rack. Concealed display lighting. Ceramic tiled flooring. Double glazed window and venetian blind over looking rear Garden. open access to

Utility room –

Granite work surface with solid oak fronted wall and base cupboards. Space for automatic washing machine and tumble drier. Double glazed window with blind and door to rear Garden. Ceramic flooring. Space for 'American style' fridge/freezer.

Bedroom 1 –

Double glazed bay window to front aspect. Double glazed window to side. Two radiators. Laminate flooring. TV wall bracket. Floor to ceiling wardrobes to stay.

Bedroom 2 –

Double glazed window over looking rear Garden. Laminate flooring. Radiator with fitted cover.

Bedroom 3 –

Double glazed window with venetian blind to side elevation. Radiator. Laminate flooring. Display shelving.

Bedroom 4 –

Double glazed window with venetian blind to side. Laminate flooring. Radiator with fitted cover. TV wall bracket.

Return staircase to Landing – Down lights. Doors to both rooms.

Bedroom 5 –

Double glazed window to front elevation over looking farmland. Laminate flooring. Double radiator. Eaves storage cupboard.

Bedroom 6/Office –

Currently used as Office. Double glazed window and door to rear elevation and roof terrace, offering views over fields to distant shore. Double cupboard. Laminate flooring. Down lights.

Outside – Double gates and fenced boundaries. Long paved driveway with additional parking area. Laid to lawn.

Paved driveway continuing through double gates extending to **Rear Garden**:

Detached Garage – Up and over door, power and light. Doorway to additional storage room with window.

Mainly laid to lawn with raised decking area and fitted jacuzzi spa bath with cover. Outside water tap point. Field to rear boundary. Two external power points. Pedestrian gate to paved side area and return gate to front.

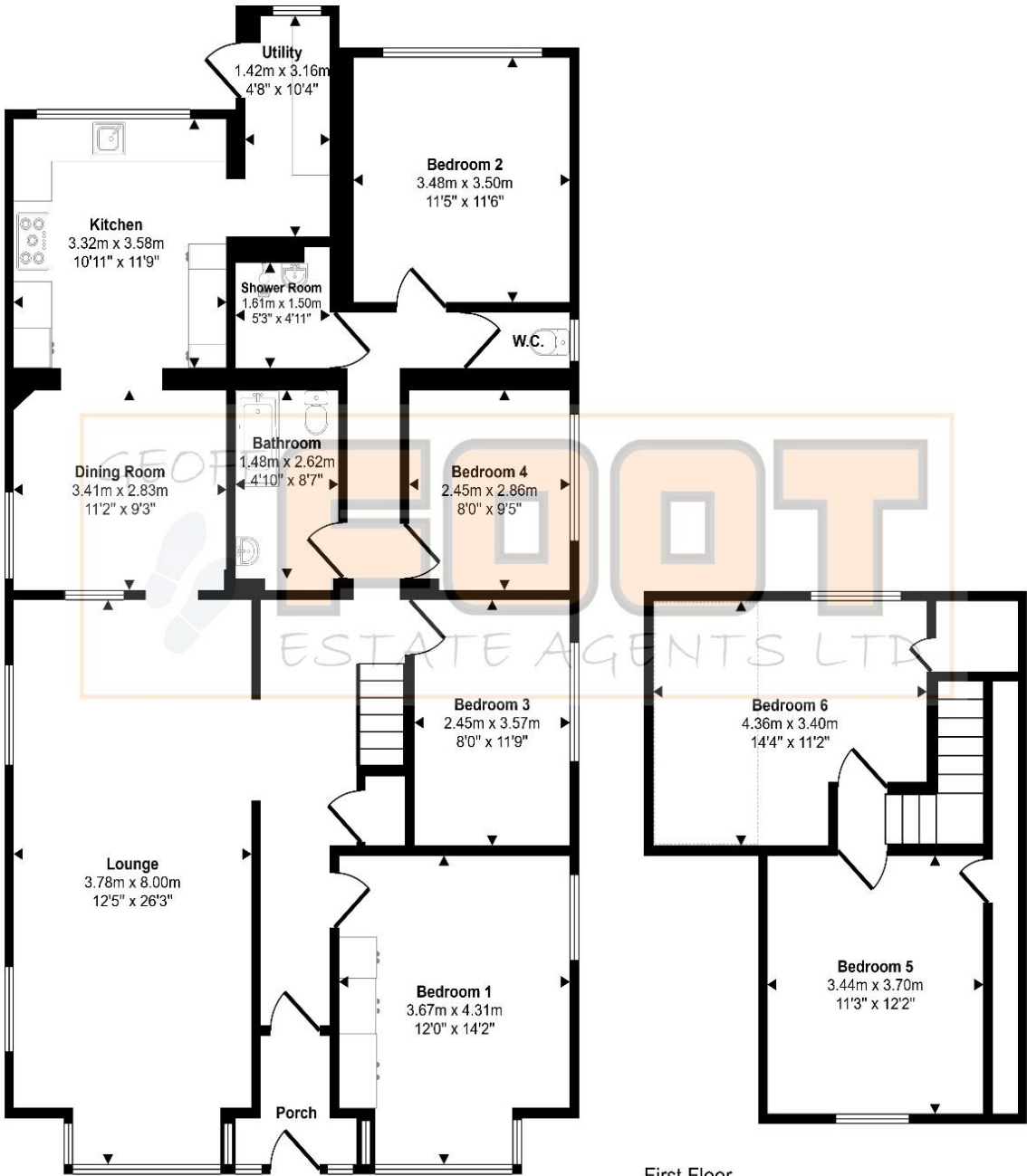


IMPORTANT INFORMATION

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.



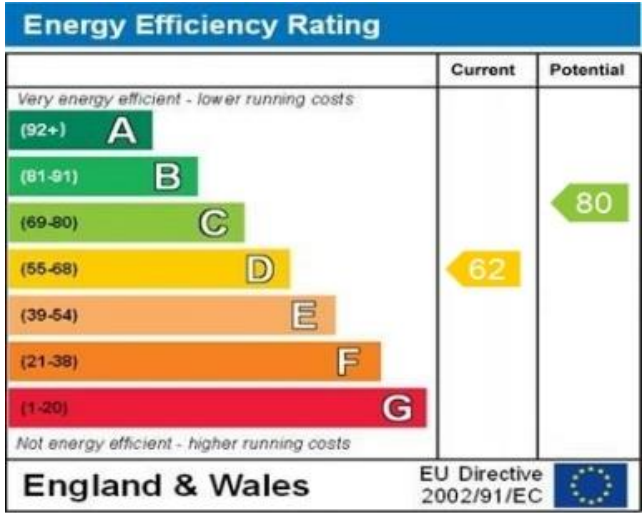
Approx Gross Internal Area
172 sq m / 1850 sq ft



Ground Floor
Approx 137 sq m / 1470 sq ft

Denotes head height below 1.5m

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.



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