



5 Westmead Close | PO11 0DS | £460,000

GEOFF  
 **FOOT**  
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*Internal viewing is recommended for this spacious chalet style House in popular West Hayling location, just back from the Sea front and convenient to Hayling Park, Golf course and shops. There are four double Bedrooms over two floors, a Lounge and UPVC Conservatory. There is a modern Kitchen, Utility area and downstairs Cloak/shower Room, with a Family Bathroom to first floor. Outside has Gardens all round with a Log Cabin, established shrubs, ornamental Palms and greenhouse. The wide concrete driveway approach offers ample parking to detached Garage. An ideal family home. There is no forward chain!*

- **Detached chalet style House making an ideal family home.**
- **Four double Bedrooms over two floors.**
- **Lounge and UPVC Conservatory with Bi folds.**
- **Downstairs shower room and family Bathroom to first floor.**
- **Gas heating system & double glazing.**
- **Wide concrete driveway offering ample parking.**
- **Log cabin with power and lighting.**
- **Attractive gardens to back and sides.**
- **Detached garage. Greenhouse.**
- **Convenient Hayling Park, Sea Front and West Town shops.**

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



## The accommodation comprises:

**Entrance Porch** – Obscure double glazed French doors to front. Light. Coats hanging space. Obscure double glazed door to

### **Hallway** –

Double radiator with shelf over. high level fuse box. Laminate flooring. Built in linen cupboard with shelving. Staircase rising to first floor with under stairs storage cupboard. Coats hanging space.

### **Lounge** –

Double aspect double glazed windows to front and rear. Laminate flooring. Coal effect gas fire with tiled surround, hearth and mantle. Two wall light points. Wall thermostat. Two radiators. Double glazed French doors with vertical blinds to:

### **UPVC Conservatory** –

Double glazed windows to three sides with vertical blinds. Two wall light points. Laminate flooring. Double glazed Bi-fold doors to garden.

### **Kitchen** –

1.5 bowl single drainer white ceramic sink unit and mixer tap set in work surface. Range of matching cream fronted wall and base cupboards and drawers. Inset 'Hotpoint' 4-ring gas hob, extractor over. Eye level 'New world' oven and grill. Further work surfaces with range of matching cupboards and drawers. Vinyl flooring. Skylight. Double glazed window to rear aspect. Double glazed door to

### **Utility room** –

Work surface with space and plumbing for automatic washing machine, dishwasher and tumble drier. Power and light. Tiled flooring. Double glazed window units to three sides. Double glazed door to garden.

### **Bedroom 1** –

Double glazed window with vertical blinds to rear elevation. Laminate flooring. TV aerial point. Picture rail. Radiator.

### **Bedroom 2** –

Double glazed window to front elevation. Radiator. Laminate flooring. Range of wardrobes to one wall with 2 mirror fronted doors.

### **Shower/cloakroom** –

Pedestal wash hand basin and close coupled WC. Corner shower cubicle with 'Mira sport' electric shower. Extractor fan. Ceramic wall tiling. Radiator. Obscure double glazed window to front. Mirror fronted cabinet.

### **First Floor Landing** –

Double glazed window with vertical blinds to front elevation. Eaves cupboard. Mirror fronted cabinet. Cupboard housing 'Vaillant' gas boiler, timer control switch and water softener unit.

### **Bedroom 3** –

Double aspect double glazed windows to front and side with vertical blinds. Radiator. eaves storage cupboard. twin wardrobes with hanging rails.

### **Bedroom 4** –

Double aspect double glazed windows to front and side with vertical blinds. Radiator. Eaves storage cupboard. floor to ceiling wardrobes, hanging rails and shelf.

### **Family Bathroom** –

White suite comprising panelled bath with mixer tap/hand held shower. Pedestal wash hand basin and close coupled Wc. Radiator with rail over. Obscure double glazed window to rear elevation. Corner mirror fronted cabinet. Ceramic wall tiling. Light strip/shaver point.

### **Outside** –

Front: Wide concrete driveway offering ample parking. Gas and electric eters. double gates to Garden area which is mainly laid to lawn with shrubs and flowers to borders. Raised decking seating area. Log cabin: Timber clad with laminate flooring. Work surface forming bar area. Fuse box, power points and lighting. Covered canopied porch area with windows. external power point.

**Rear Garden** is laid to lawn with shrubs to borders. Outside water tap point. Trellis with climbers. Wrapping around to further side garden which is laid to lawn with garden Shed, green house, ornamental Palm and established shrubs. Return gate to front. side pedestrian gate.

**Detached Garage** – With up and over door, power and light. Double glazed windows and double glazed service door.

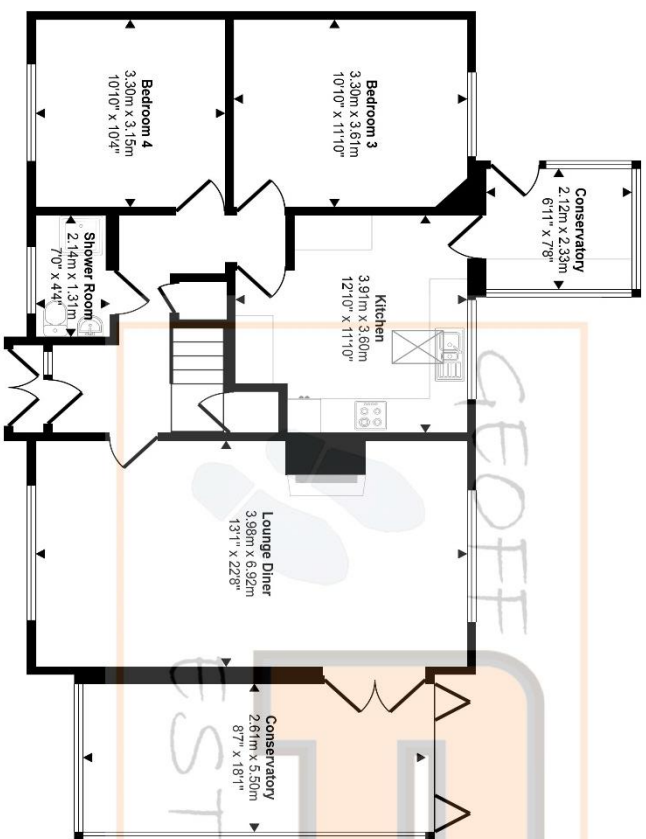
[To view the virtual tour for this property please scan the QR Code >>](#)



#### IMPORTANT INFORMATION

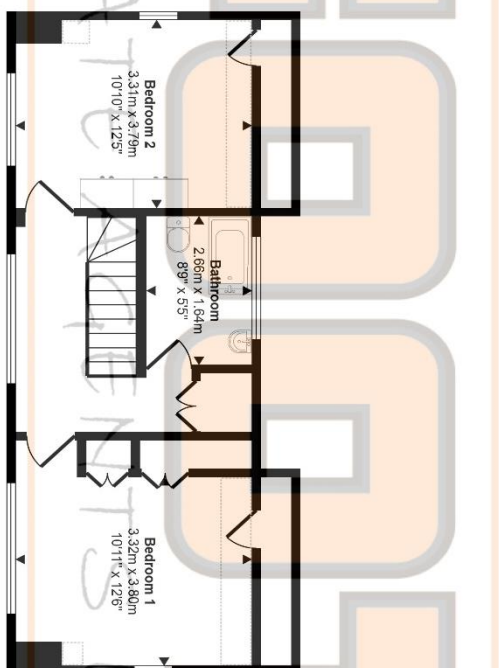
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



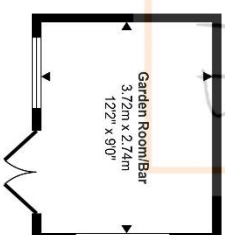


Ground Floor  
Approx 101 sq m / 1086 sq ft

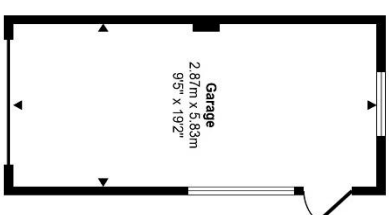
Dimensions listed below 1.5m



First Floor  
Approx 47 sq m / 500 sq ft



Reception Room  
Approx 10 sq m / 110 sq ft



Garage  
Approx 17 sq m / 180 sq ft



Approx Gross Internal Area  
173 sq m / 1864 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 Simple 360.

