



59 Kings Road | PO11 0PD | £299,500

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)





*Internal viewing is highly recommended for this spacious four Bedroom semi-detached House in Mill Rythe, convenient to local schools, shops and bus routes. There is a driveway and additional paved parking area to the front with a Garage door, space to build a Garage or extension (subject to planning) and wide open access to the generous size rear garden in excess 60' x 40' (approx). Inside there is a Porch entrance, Hallway, Lounge, Separate Dining Room and Kitchen. Upstairs are four Bedrooms and a family Bathroom. The property is in need of refurbishment throughout and is being offered with no forward chain.*



- ***Semi-detached house in need of refurbishment throughout.***
- ***Lounge and separate Dining room.***
- ***Kitchen. Timber built lean-to fixture 17'3" x 10'0" (approx)...***
- ***Gas heating system. Some double glazing.***
- ***Paved driveway and hard standing for garage etc.***
- ***Four Bedrooms to first floor.***
- ***Pastel Bathroom suite.***
- ***Generous rear Garden in excess 60' x 40' (approx).***
- ***Ideal DIY project. Potential as Family home.***
- ***Convenient local schools, bus routes and shops.***

**EPC: C \*\* Freehold \*\* Council Tax Band: C**



The accommodation comprises:

**UPVC double glazed door to –**

**Entrance Porch –**

Quarry tiled flooring. Obscure glazed window to side. UPVC double glazed door to

**Hallway –**

Double glazed window to side aspect. Radiator. Telephone point. Staircase to first floor with built in cupboard housing gas, electric meter and fuse box.

**Lounge – 16' 0" x 11' 6" (4.87m x 3.50m)**

Double glazed windows to front aspect. Double radiator. Gas point.

**Dining Room – 11' 3" x 9' 0" (3.43m x 2.74m)**

Raised corner plinth and flue. Panel glazed door to kitchen. Double glazed sliding patio doors to

**Lean-to – 17' 3" x 10' 0" (5.25m x 3.05m)**

Range of timber frame windows and doors to two sides. Power point. Paved flooring.

**Kitchen – 13' 0" x 11' 2" (3.96m x 3.40m)**

Single drainer sink unit and mixer tap set in work surface, cupboards below. Tiled splash backs. Wall cupboards. Laminate flooring. Windows to rear aspect and door to side. Built in cupboard. Return panel glazed door to hall.

**Staircase to first floor Landing –**

Double glazed window to side. Built in cupboard housing 'Logic' gas boiler and shelf. Access to loft space.

**Bedroom 1 – 11' 6" x 9' 10" (3.50m x 2.99m)**

Double glazed windows to front elevation. Double radiator.

**Bedroom 2 – 10' 0" x 9' 0" plus 3'3" into recess (3.05m x 2.74m)**

Double radiator. Built in cupboard with hanging rail and shelf. Double glazed window to front.

**Bedroom 3 – 11' 1" x 6' 2" (3.38m x 1.88m)**

Window to rear elevation. Radiator. Built in cupboard.

**Bedroom 4 – 8' 3" x 7' 2" (2.51m x 2.18m)**

Window to rear elevation. Built in cupboard with hanging rail.

**Family Bathroom –**

Panelled bath with twin grips and wall mounted shower over. Pedestal wash hand basin and close coupled WC. Obscure double glazed windows to rear and side elevations. Tiled splash backs. Double radiator. Laminate flooring.

**Outside –**

Paved and concrete driveway. Walled and hedged boundaries. Garage to wide sideway. Concrete hard standing to: Rear Garden: In excess 60' x 40' (approx). Paved patio area. Laid to grass. Inset pond. outside water tap point. Fence enclosed. No chain!



#### 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.

