



93 Church Road | PO11 0NR | £535,000

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



Geoff Foot Estate Agents are delighted to offer for sale this 3/4 bedroom, 1/2 reception room chalet bungalow located in Central Hayling Island. The spacious property offers over 1200 sq ft of adaptable living accommodation with generous front and rear gardens and is ideally situated for Mengham's local shops/amenities, bus routes and schools. Hayling Sea Front is only a short distance away and is accessible on foot or by car. On the ground floor the property offers a spacious lounge, double bedroom, kitchen/diner, family bathroom and an additional bedroom or reception room depending on how it is set out which leads into a conservatory. On the first floor there are a further two bedrooms. To the front of the property there is a long driveway providing off road parking for several cars or providing space for a boat/motorhome. The generous rear garden features a wide selection of mature shrubs and fruit trees and offers a peaceful space to unwind.

Viewing highly advised to appreciate size of property and external grounds on offer.

- **Detached chalet Bungalow in generous size plot.**
- **3-4 Bedrooms, 1-2 Receptions. Versatile accommodation over 2 floors.**
- **Spacious Kitchen with rear Lobby & WC. Downstairs Family Bathroom.**
- **UPVC Conservatory 11'10" x 9'0" with power and lighting.**
- **Long wide driveway offering ample parking.**
- **Detached Garage and adjoining workshop/Utility.**
- **Mature Gardens with good frontage.**
- **West facing rear Garden with established shrubs, flower borders and fruit trees.**
- **Convenient to local shops, schools, bus routes and amenities.**
- **Ideal family home.**

Freehold | Council Tax Band: E

The accommodation comprises:

Double glazed French doors to Porch –

Quarry tiled floor. Light. Mahogany effect UPVC double glazed door to

Hallway –

Radiator. Wall thermostat. Built in linen cupboard. Telephone point and light.

Lounge – 16' 0" into bay x 12' 5" (4.87m x 3.78m)

double aspect double glazed windows with vertical blinds to front bay and side aspect. Picture rail. Fireplace surround with cast iron coal effect gas fire and tiled hearth. Double radiator. Aerial point.

Bedroom 2 / Reception Room – 12' 6" x 12' 5" (3.81m x 3.78m)

Can be Bedroom 2. Radiator. Picture rail. Obscure double glazed window to side elevation. Double glazed French doors to

Conservatory – 11' 10" x 9' 0" (3.60m x 2.74m)

Double glazed window units to three sides, one obscure double glazed. Double glazed French doors to rear Garden. Tiled flooring. Two wall light points. Double power socket.

Kitchen – 11' 3" x 11' 6" (3.43m x 3.50m)

Range of beech effect fronted wall and base cupboards and drawers fitted to three sides. Tiled splash backs with concealed under cupboard lighting. 1.5 bowl single drainer stainless steel sink unit with mixer tap set in marbled effect work surface. Space and plumbing for automatic washing machine and dish washer. Cupboard housing 'Vaillant' gas boiler. Inset 'Zanussi' induction hob, pull-out extractor over. Eye level 'Zanussi' oven and grill. Down lights. Tiled flooring. Radiator. Double glazed window to side with venetian blinds. Space for table and chairs. Double glazed door to

Rear Lobby – 9' 10" x 4' 2" (2.99m x 1.27m)

Radiator. Tiled flooring. Double glazed door and windows over looking rear Garden. Wall mounted electric meter and Consumer unit. Display shelf. Door to

Cloakroom –

Corner wash hand basin with mixer tap. Low level WC. Window and light.

Bedroom 1 – 14' 10" into bay x 12' 6" (4.52m x 3.81m)

Double glazed bay window to front aspect with vertical blinds. Obscure double window to side. Radiator. Picture rail.

Family Bathroom –

White suite comprising panelled Bath with mixer tap and 'Mira Sport' electric wall shower with fitted screen. Wash hand basin and close coupled WC. Ceramic wall tiling. Obscure double glazed window to rear elevation, venetian blind. 'Ladder style' towel radiator.

Staircase rising to first floor Landing –

Double glazed window with vertical blinds to rear elevation. Access to loft space. Ceiling light/fan.

Bedroom 3 – 10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed window to front elevation. Double radiator. Built in louvre fronted double wardrobe.

Bedroom 4 – 7' 10" x 7' 0" (2.39m x 2.13m)

Radiator. Double glazed window to rear elevation with vertical blind. shelving.

Outside front –

Hedged boundaries. Long wide block paved driveway offering ample parking for several cars, caravan, boat etc. Shrubs and flowers to borders. Gas meter box. Wide side storage area (12' wide approx).

Detached Garage – 17' 3" x 8' 0" (5.25m x 2.44m)

With electric roller door. Side service door. Consumer unit. Window, power and light. Gate to west facing rear Garden. Adjoining Work shop/Utility: 8'1" x 6'10" (approx). Power and light. Double glazed window and door.

West facing Rear Garden –

In excess 60' x 60' (approx). Two paved patios. Mainly laid to law with inset shrub and flower borders and fruit trees including Bramley Apple, two Pears trees and cheery tree. Camelia, Aver and Lilac. Timber Garden shed and trellis with climbers around seating area.

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



IMPORTANT INFORMATION

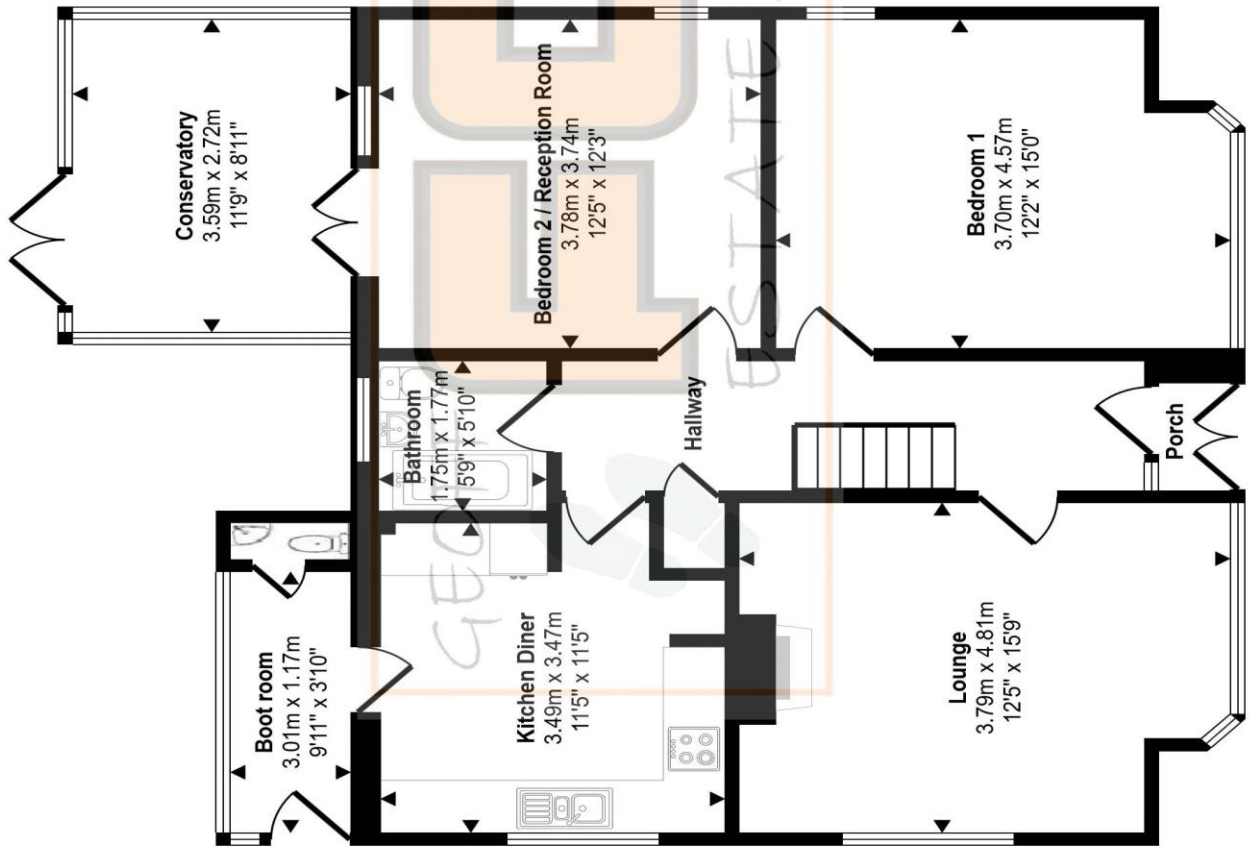
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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



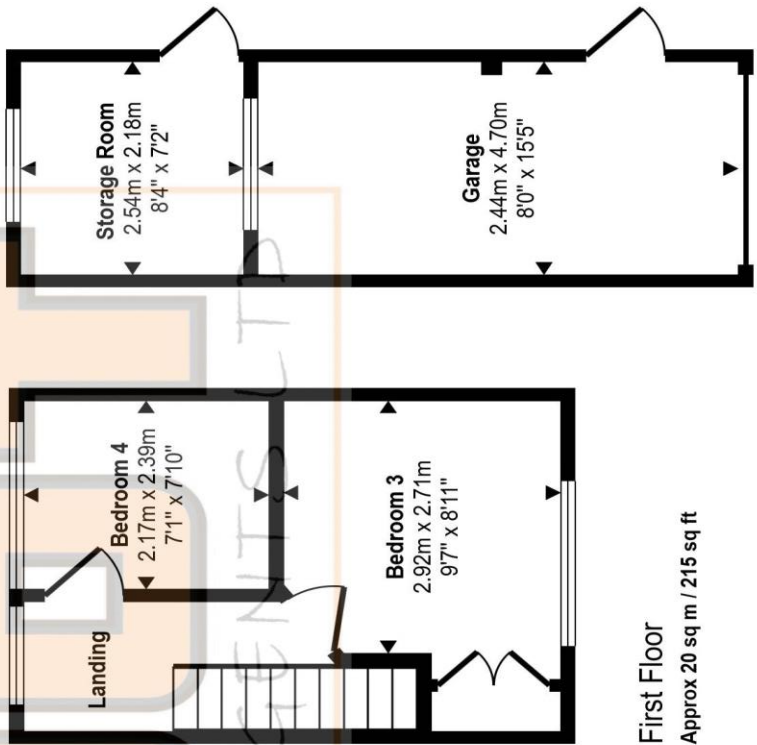
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx Gross Internal Area
131 sq m / 1408 sq ft



Ground Floor
Approx 83 sq m / 1004 sq ft



Garage/Storage Room
Approx 18 sq m / 189 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.