



185 Southwood Road | PO11 9PZ | £349,995

GEOFF



FOOT
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Internal viewing is highly recommended in this deceptively spacious modern end of terrace House in Sandy Point, just back from the Sea Front and Promenade and convenient to Hayling Island Sailing Club and Nature reserve . The Porch leads into a Lounge, Kitchen/Diner and Cloakroom. Upstairs are three Bedrooms and a Family Bathroom suite. Outside there is a driveway, rear Garden in excess 90' (approx) and Garage (in a block of four). The property benefits from double glazing, a gas heating system and is ideal as a Family home or second home to enjoy living by the Sea!

- **Modern, well-presented End of Terrace House.**
- **Just back from Sea Front & promenade.**
- **Three Bedrooms. Lounge & Kitchen/diner.**
- **Downstairs Cloakroom. Family Bathroom to first floor.**
- **Double glazing & gas heating system.**
- **Driveway and Garage (in block). Sea glimpse.**
- **Rear Garden in excess 90' (approx).**
- **Ideal Family or second home.**
- **Convenient Hayling Island Sailing Club.**
- **Internal viewing highly recommended.**

The accommodation comprises:

Covered entrance and step, UPVC double glazed door to –

Entrance Porch – Light & door to

Cloakroom –

Low level WC. Wash hand basin with tiled splash backs. Obscure double glazed window to front. Coats hanging space.

Lounge –

Door from Porch. Double glazed window to front aspect. Double radiator. Staircase rising to first floor with cupboard below housing gas, electric meter and Consumer unit.

Kitchen/Dining Room –

Kitchen: Range of medium oak fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards and drawers below. Tiled splash backs. Space and plumbing for automatic washing machine. Return work surface with inset 'Bosch' 4-ring gas hob. Eye level 'Bosch' double oven and grill. Tall larder cupboard. Tiled effect laminate flooring. Double glazed window to rear elevation. Dining Room: Space for table and chairs. Radiator. Double glazed sliding patio doors to rear Garden.

Bedroom 1 –

Double glazed window to rear elevation. Radiator.

Bedroom 2 –

Double glazed window to front elevation with sea glimpse. Radiator.

Bedroom 3 –

Double glazed window to rear elevation. Radiator.

Family Bathroom –

White suite comprising shaped panelled Bath with mixer tap and handheld mixer shower over, fitted screen. Shelf and cupboard housing 'Worcester Bosch' gas boiler. Wall mounted cupboard. Close coupled WC and wash hand basin with pull out deep drawers below. Attractive wall tiling. 'Ladder style' towel radiator. Obscure double glazed window to front elevation. Laminate flooring.

Outside –

Low walled front boundary. Mainly laid to lawn with part paved driveway. Pedestrian gate to rear garden.

Rear Garden –

Paved patio area. Mainly laid to lawn with three Bay trees, ornamental Palm & date Palm. Three eating Apple and two Cherry trees. Fence and shrubs to boundaries. Rear pedestrian gate and path to

Garage (in block of 4). –

With double opening doors.



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.

