



26 Meath Close | PO11 9QN | £325,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this spacious terraced House which has adaptable accommodation over two floors. Downstairs there is an entrance Porch, Cloakroom, two Bedrooms and a third Bedroom with possible use as Dining room. The first floor landing leads to a Lounge, Kitchen, two double bedrooms and a Family bathroom. The property has double parking to the front and a rear Garden which leads out to a Communal 'sunken Garden' and a short walk to the Beach and promenade. Ideal for a large family. In need of modernisation throughout and being offered with no forward chain!

- **Terraced House just back from Sea Front.**
- **4-5 Bedrooms, 1-2 receptions. 'Upside down style' House.**
- **Convenient to Eastoke Avenue.**
- **Double driveway offering off road parking.**
- **Three Bedrooms to ground floor, one leading to rear**

- **Two double Bedrooms to first floor.**
- **Cloakroom and Family Bathroom.**
- **Extensive Basement with same footprint of house.**
- **Sea glimpse. Rear private Garden adjoining 'sunken' communal Garden.**
- **In need of modernisation. no chain!**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

UPVC door to –

Entrance Porch –

Quarry tiled flooring. Double glazed window to front. Obscure panel glazed door to

Hallway –

Radiator. Coats hanging space. Under stairs storage cupboard with stairs and lighting leading down to **EXTENDED FOUNDATION BASEMENT** - comprising of three sections, same footprint of House. Electrics.

Cloakroom –

Close coupled WC, wash hand basin with tiled splash backs. Wall mirror. Obscure glazed window. Bathroom cabinet.

Bedroom 1 –

Radiator. Double glazed window to front aspect. Louvre fronted floor to ceiling wardrobes. Gas, electric and consumer unit. Wall light point.

Bedroom 2 –

Radiator. floor to ceiling wardrobes. Double glazed window and door to rear Garden.

Bedroom 3 –

Double glazed window to rear aspect. Radiator. Drawer units to one wall. Wall light point.

Stairs to Landing with light and doors to –

Lounge –

Two radiators. Telephone points. Double glazed window to rear elevation overlooking rear Garden, 'sunken' communal garden and distant sea view. Door to

Kitchen –

Work surface with range of cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap. Tiled splash backs. Tiled flooring. Double glazed window to rear elevation overlooking garden area. Space and plumbing for automatic washing machine. Wall mounted 'Worcester' gas boiler. Twin double cupboards with shelving and cupboards over.

Bedroom 4 –

Double glazed window to front elevation. Radiator.

Bedroom 5 –

Double glazed window to front elevation. Radiator. TV wall bracket. Wardrobe recess with hanging rail and cupboards over.

Family Bathroom –

Inset wash hand basin with cupboard below. Close coupled WC. Short bath with hand held shower over. Radiator. Skylight. Part wall tiling. Extractor fan. shelving and cabinet.

Outside Front – Double paved driveway.

Rear Garden –

Mainly laid to grass. timber garden shed. Shrubs and roses to borders. Gate to 'sunken' communal Garden. Paved patio area partly covered by lean-to.

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

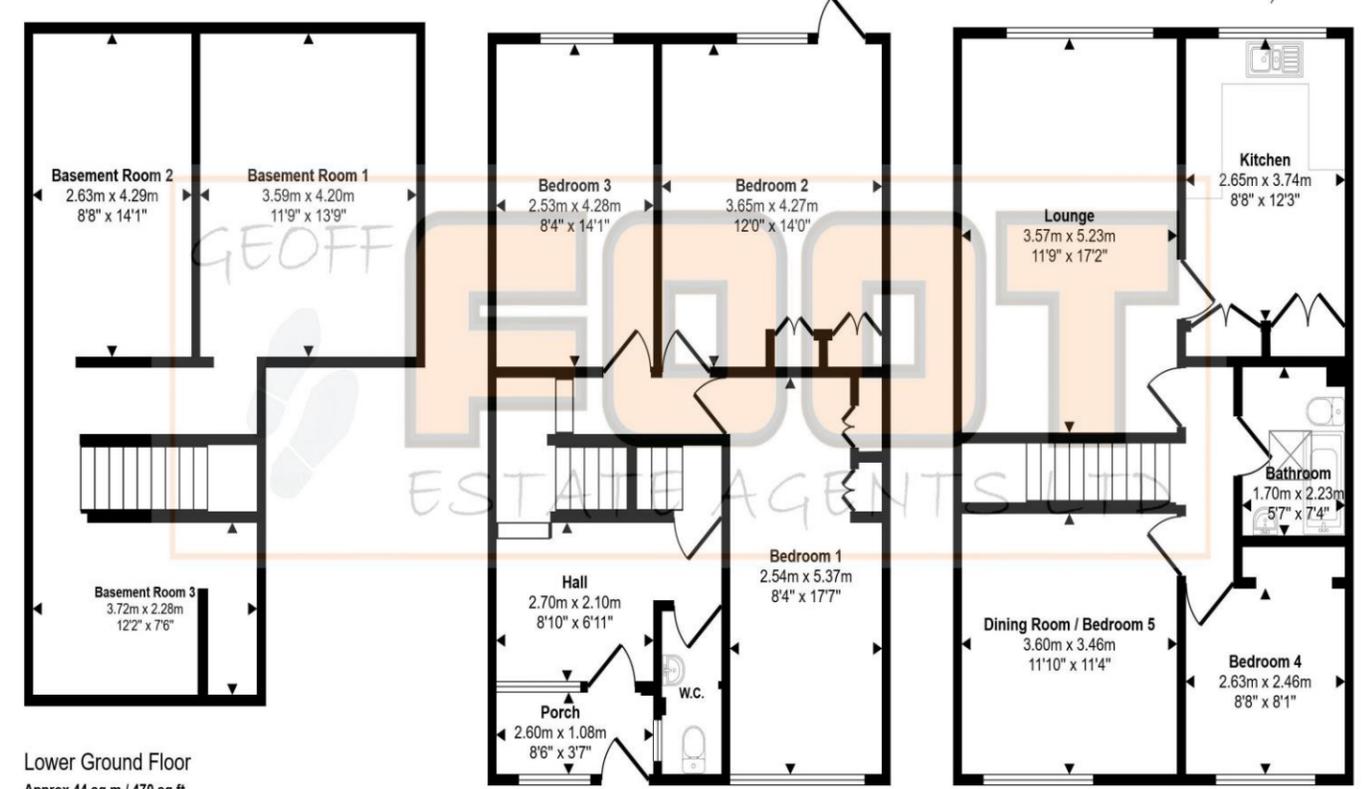


IMPORTANT INFORMATION

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.



Approx Gross Internal Area
167 sq m / 1801 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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