



12 Denhill Close | PO11 0LD | £360,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this spacious detached Bungalow in a cul-de-sac of West Hayling, just back from the Hayling Billy Nature Trail and Langstone Harbour shoreline for pleasant coastal walks. There is a side entrance leading into the Hallway. The Lounge/Diner is at the back of the Bungalow overlooking the secluded rear garden. The property has two double Bedrooms, Kitchen and Shower Room. The property benefits from a gas heating system and double glazing. There is a long driveway leading to an attached Garage, offering ample parking. No forward chain!

- **Detached Bungalow in sought after West Hayling location.**
- **Two double Bedrooms.**
- **Spacious Lounge/Diner.**
- **White wood grain effect Kitchen.**
- **Shower room.**
- **Long driveway and attached Garage.**
- **Front and rear Gardens.**
- **Gas heating system. Double glazing.**
- **Just back from Hayling Billy nature Trail and shoreline.**
- **No forward chain!**

Freehold | | Council Tax Band: D

The accommodation comprises:

UPVC double glazed side entrance door to –

Entrance Porch –

Quarry tiled flooring. Light. UPVC double glazed door to

Hallway –

Built in storage cupboard with shelving. Radiator. Access to loft space. Wall thermostat. Built in airing cupboard housing hot water tank.

Lounge/Diner –

Wooden fireplace surround with marble effect backing and hearth, electric w=coal effect fire. Picture wall light. Radiator. Space for table and chairs. TV aerial point. Double glazed window and double glazed sliding patio doors to rear Garden.

Kitchen –

Single drainer stainless steel sink unit with mixer tap, set in work surface, cupboard below. Return work surface with matching range of white wood grain effect wall and base cupboards and drawers. Space for gas cooker. Tiled splash backs. Further work surface with cupboards. Space and plumbing for automatic washing machine and dishwasher. Fitted fridge/freezer. Double glazed window and door to side aspect. Wall mounted 'Worcester' gas boiler.

Bedroom 1 –

Double glazed window to front aspect. Radiator. Range of wardrobes and central dressing table unit to one wall.

Bedroom 2 –

Double glazed window to front elevation. Radiator.

Shower Room –

White suite comprising close coupled WC with push button flush. Half inset wash hand basin with mixer tap and cupboard below. Walk-in shower cubicle with wall mounted 'Mira Sport' electric shower, UPVC backing. Obscure double glazed window to side with vertical blind. Radiator. Mirror fronted bathroom cabinet.

Outside –

Open plan frontage laid to shingle for display tubs etc. Part paving. Tarmac driveway offering ample parking. Sensor light.

Attached Garage –

With up and over door, power and light. Window to side and side service door to

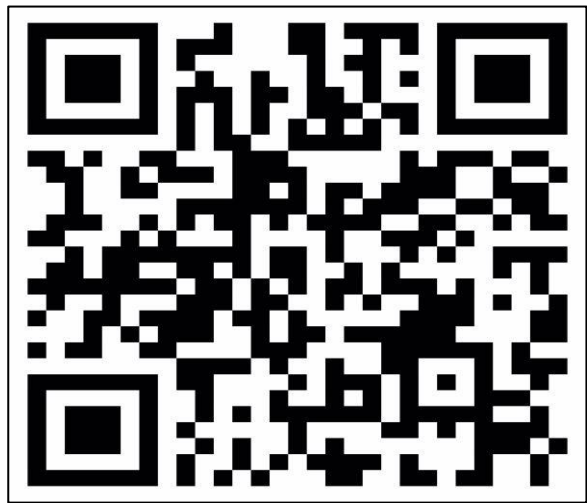
Rear Garden –

Paved patio area, shingle display area for tubs etc. Raised shrub border and drying line area. Fenced boundaries. outside water tap point. Return pedestrian gate to front.



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		85
(69-80) C		
(55-68) D	65	
(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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