



5 Park Road | PO11 0HT | £419,995

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



Internal viewing is highly recommended for this spacious semi-detached chalet Bungalow in the popular West Hayling location, convenient to local shops, Nature Trail, Hayling Park, Sea Front and golf Course. There is a long shingle laid shared driveway offering ample parking leading to a detached Garage. The downstairs comprises entrance Hall, two Bedrooms, Kitchen, Lounge, Conservatory and Cloak/Shower room. There is a double Bedroom and bath/shower Room to the first floor. The property benefits from a gas heating system, double glazing, gardens front and rear and is being offered with No Forward Chain!

- **Semi-detached Bungalow.**
- **Three Bedrooms, one to first floor.**
- **Lounge and UPVC Conservatory.**
- **Modern white fronted Kitchen suite.**
- **Downstairs Shower/Cloakroom.**
- **Bath/Shower Room to first floor.**
- **Gas heating system. Double glazing.**
- **Long shingle shared driveway.**
- **Detached Garage. Enclosed Rear Garden.**
- **Convenient to Sea Front, Golf Club, Nature trail and local shops.**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Solid oak side entrance door to –

Entrance Hallway –

Radiator. Laminate flooring. Down light. Staircase rising to first floor with under stairs storage cupboard and coats hanging space.

Lounge – 18' 2" x 10' 11" (5.53m x 3.32m)

Laminate flooring. Down lighting. Two wall light points. Radiator. Telephone and TV aerial points. Double glazed sliding patio doors to

Conservatory – 21' 6" x 9' 6" (6.55m x 2.89m)

Laminate flooring. Double glazed floor to ceiling window units with fitted vertical blinds. Power points and light. Double glazed French doors to rear Garden.

Bedroom 1 – 11' 10" x 11' 0" (3.60m x 3.35m)

Double glazed window to front aspect. Radiator. Telephone point. Laminate flooring.

Kitchen – 12' 4" x 8' 4" (3.76m x 2.54m)

Modern white 'shaker style' range of wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit with mixer tap set in work surface. Space and plumbing for dishwasher, automatic washing machine and tumble drier. Fitted 'American style' fridge/freezer. Inset 'Logik' 4-ring induction hob. Built in oven below and over head extractor hood. Mosaic tiled splash backs. Wall mounted 'Worcester' gas boiler. Laminate flooring. Double glazed window to rear aspect. plinth lighting. Ceiling down lights.

Bedroom 2 – 12' 1" x 11' 9" (3.68m x 3.58m)

Twin double glazed windows to front aspect with vertical blinds. Laminate flooring. Radiator. Small cupboard housing consumer unit and electric meter.

Cloak/Shower Room –

Half inset wash hand basin with cupboard below. Close coupled WC with concealed cistern. Corner shower cubicle with electric shower. Vinyl flooring. Obscure double glazed window to side. ladder style towel radiator. Extractor fan. Down lights.

Stairs to Landing –

Built in double cupboard with hanging rail and shelf. Further eaves cupboard. Skylight roof window. Laminate flooring.

Bedroom 3 – 12' 2" x 10' 9" (3.71m x 3.27m)

Velux skylight window. Laminate flooring. Radiator. Downlights.

Bath/Shower room –

White suite comprising oval shaped Bath with mixer tap. Semi-circular shower cubicle with wall shower. Close coupled WC and half inset wash hand basin with cupboard below. Wall mirror. Vinyl flooring. Velux skylight window, Extractor fan. Ladder style towel radiator.

Outside –

Shared shingle laid driveway. laid to lawn with fenced boundaries. Verandah style frontage with raised decking. Outside water tap point. Gas meter box. twin track concrete driveway extending to

Detached Garage – 17' 1" x 8' 11" (5.20m x 2.72m)

With double opening doors, power and light. Double glazed window. Side service door.

Rear Garden –

Raised decking area for table and chairs. Mainly laid to lawn. raised plant border. Picket fence and gate divider from driveway. No forward Chain!

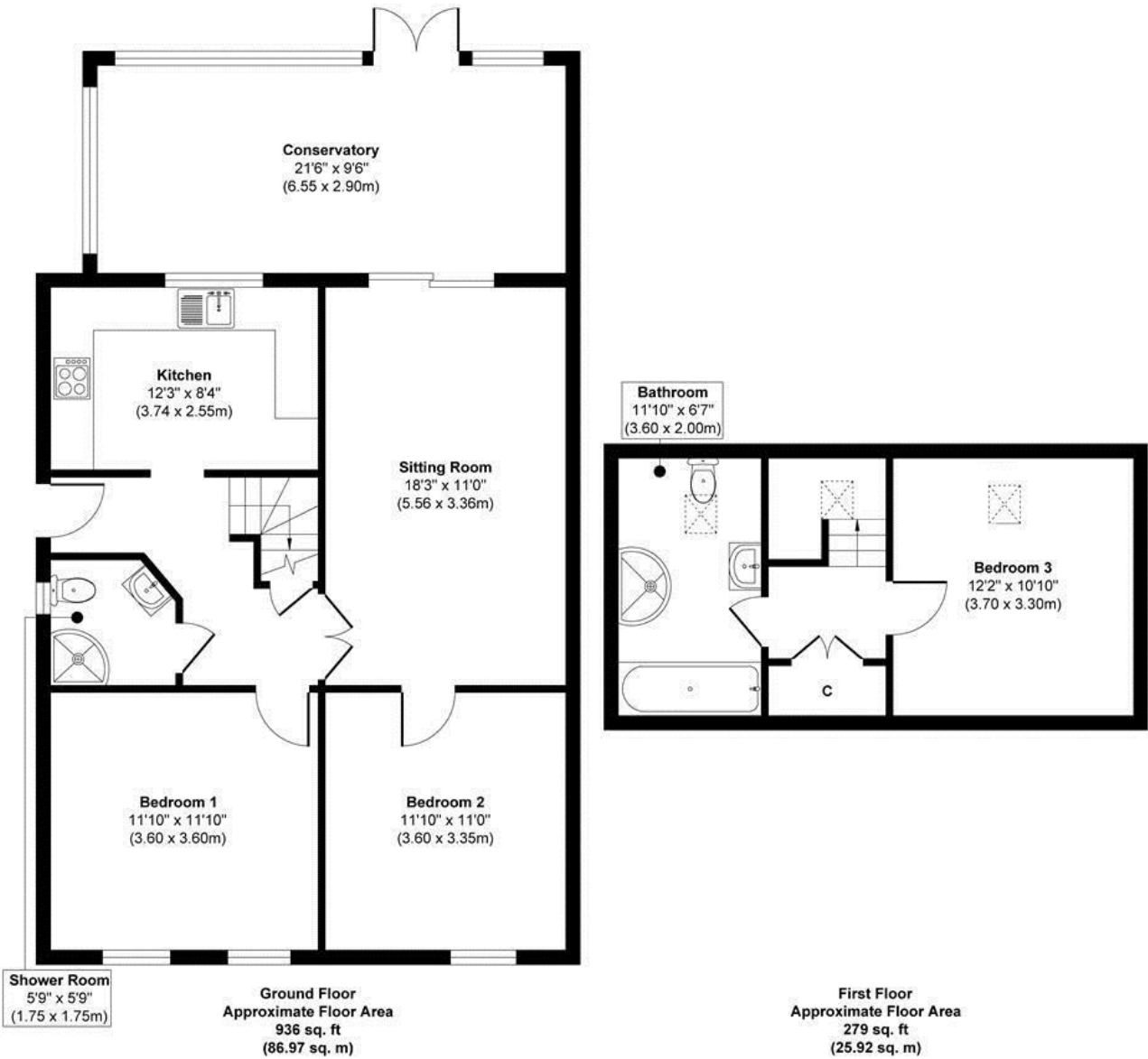


IMPORTANT INFORMATION

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.



5 Park Road, Hayling Island, PO11 0HT



Approx. Gross Internal Floor Area 1215 sq. ft / 112.89 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

