



16 West Lane, Hayling Island | PO11 0JJ | £460,000

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



Internal viewing is highly recommended for this well presented, extended detached Bungalow in West Hayling, convenient to local shops, Hayling Park, Theatre and Hayling Billy Nature Trail offering pleasant coastal walks. There is an entrance Porch, Lounge, three Bedrooms, Kitchen, Conservatory. Utility and Family Bath/Shower Room. Leading off bedroom three, there is a staircase rising to the loft area which has been boarded, carpeted and has twin skylight windows and walk-in wardrobe. Outside offers a generous paved driveway with ample parking for several cars, caravan etc. The private rear Garden is laid to lawn with patio and raised seating areas. Well presented.

- **Extended detached Bungalow in West Hayling.**
- **Three double Bedrooms. Lounge.**
- **Kitchen and separate Utility. Conservatory.**
- **Family Bath/Shower room.**
- **Double glazing and gas heating system.**
- **Nicely presented throughout. Internal viewing recommended**

- **Stairs up to boarded loft area with twin Velux, wardrobe & fitted carpet.**
- **Paved driveway with ample parking for several cars, caravan etc.**
- **Enclosed rear Garden with two timber garden sheds.**
- **Convenient to West Town shops, Hayling Park, Theatre & Hayling Billy Nature trail.**

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

UPVC double glazed door to –

Entrance Porch –

UPVC double glazed windows to sides. electric slimline radiator. Tiled flooring. Obscure panel glazed door to

Lounge –

Marble fireplace surround with hearth and backing. 'Living flame' coal effect gas fire. Three wall light points. Double radiator. Double glazed window to front aspect. Small cupboard housing electric meter and Consumer unit. Telephone point. Digital wall thermostat. Door to Bedroom 3 with staircase rising to loft

Bedroom 2 –

Obscure double glazed window to side aspect. Radiator. Wall shelf. Concertina door.

Inner Hall – Double radiator. door to

Family Bath/Shower Room –

White suite comprising panelled 'Jacuzzi style' bath. close coupled WC and Bidet. Tiled shower cubicle with wall mounted 'Triton' mixer shower. Work surface with inset wash hand basin, cupboards and drawers below. Tiled splash backs, wall mirror and light strip/shaver point over. Ladder style towel radiator. Double radiator. Obscure double glazed window to side. Part wall tiling.

Utility room –

Work surface with space and plumbing for automatic washing machine and tumble drier below. Wall mounted 'Alpha' gas boiler. Double glazed window to side. Double wall cupboard and tiled flooring.

Bedroom 1 –

Range of matching light wood effect fronted floor to ceiling wardrobes and over bed space cupboards with bedside cupboards. Down lights. Matching dressing table unit with drawers. Wall mirror with lights over. Double glazed window over looking rear Garden. Radiator.

Kitchen –

Range of light cream colour fronted wall and base cupboards and drawers. Work surface with inset white 1.5 bowl sink unit with mixer tap. Integrated dish washer and fridge, 'Neff' 4-ring induction hob, pull-out extractor over. eye level 'Creda' double oven and grill. Further work surface with wall and base cupboards and drawers. Tall larder cupboard. Double radiator. Tiled splash backs. double glazed window to side. Double glazed windows and French doors to

Conservatory –

Double glazed window units to three sides and French doors to rear Garden. Laminate flooring. Radiator and electric wall heater. Two wall light points.

Bedroom 3 –

Double glazed window with vertical blinds to front aspect. Double radiator. Staircase rising to first floor Landing, with double glazed window to side elevation. Stairs and Door to:

Loft area –

Fully boarded with fitted carpet. Radiator. Twin Velux skylight windows. Louvre fronted 'walk-in' wardrobe with light.

Outside –

Low walled front boundary with wrought iron railings. Fencing to sides. Extensive block paved driveway with additional parking area offering ample parking for several cars etc. Stone chippings area for display tubs etc. Gas meter box. Two wall light points. Wrought iron double gates to concrete and paved wide side area. outside water tap point and external electric socket. Access to

Rear Garden –

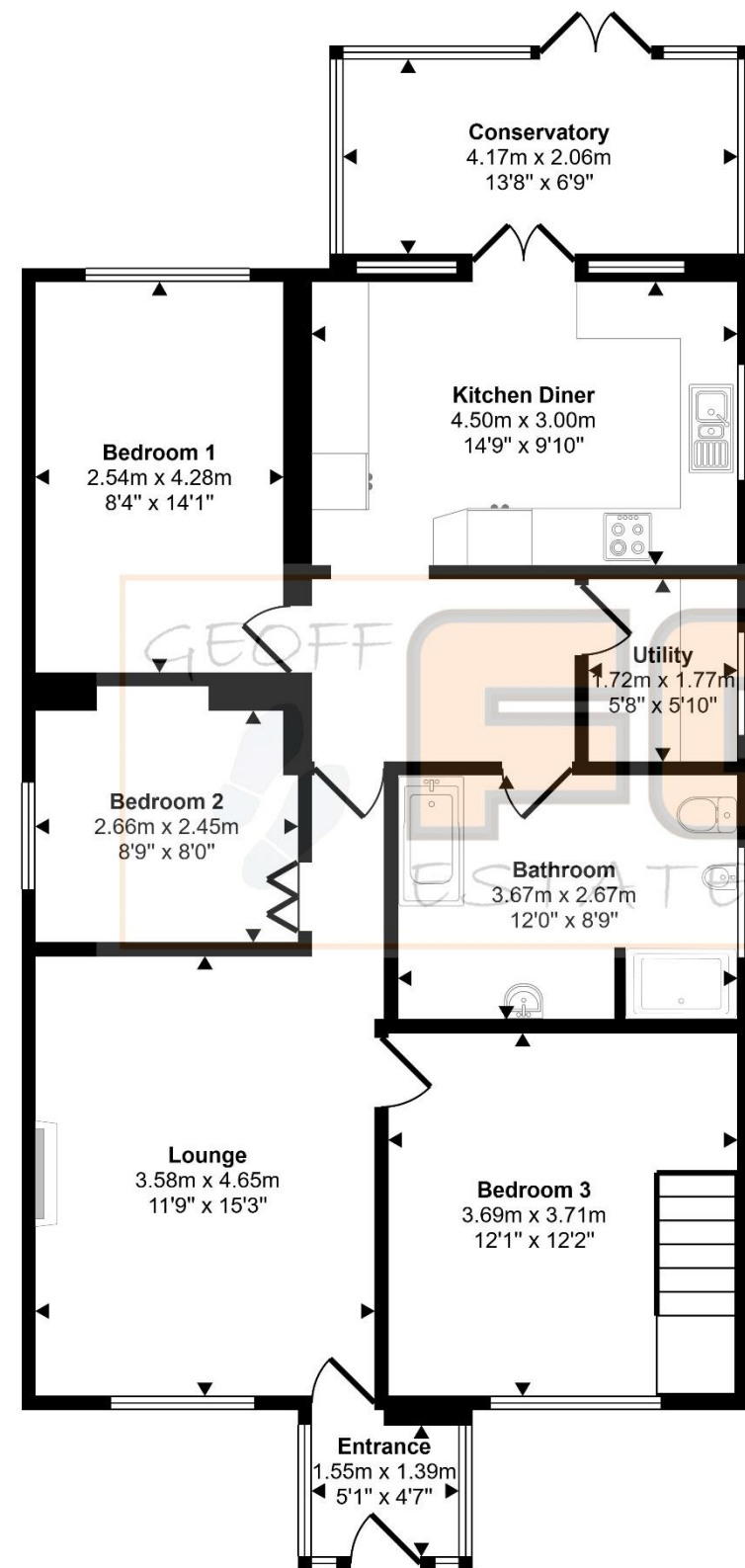
Mainly laid to lawn with paved patio, two timber garden sheds and raised display area with marble chippings. Shrubs to borders. Steps to raised seating area. Rose bushes. Fully fence enclosed.

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

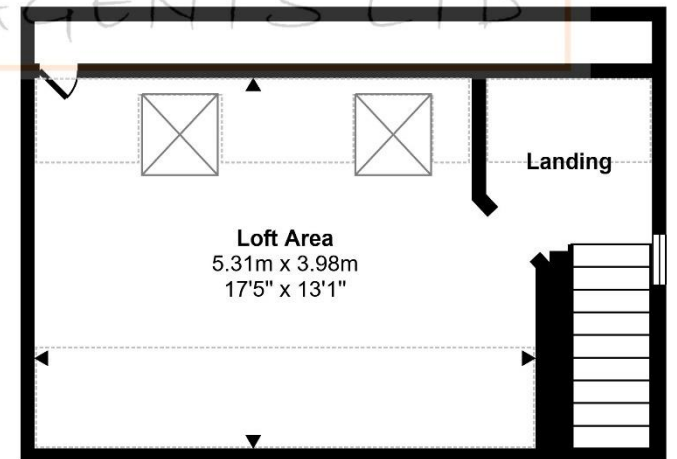
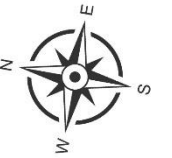


IMPORTANT INFORMATION

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
129 sq m / 1385 sq ft



First Floor
Approx 29 sq m / 316 sq ft

Ground Floor
Approx 99 sq m / 1069 sq ft

Denotes head height below 1.5m

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		99
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	