



47 Rails Lane | PO11 9LH | £389,995

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this 'older style' semi-detached House just back from the Sea front and Eastoke corner with its food outlets, Beach, shops and Mengham Park. There is a large frontage driveway and detached Garage offering ample parking. Downstairs, the property has a spacious Lounge/Dining room, Cloak room and newly fitted 'shaker style' Kitchen/Breakfast room. Upstairs has three Bedrooms, newly fitted Family Bathroom and a generous sized loft area which has been boarded and has Velux skylight windows. There is a long west facing Rear Garden (in excess 120') and Garden room.

No forward chain!



- **'Older style' semi-detached House near Eastoke corner.**
- **Three Bedrooms.**
- **Downstairs Cloakroom.**
- **Spacious Lounge/Dining Room.**
- **Newly fitted modern Kitchen & family Bathroom.**
- **Detached Garage and ample parking. Garden room.**
- **Large boarded generous loft area.**
- **No forward Chain!**
- **In need of some modernisation.**
- **West facing rear Garden in excess 120' (approx0.**
- **Convenient local shops, Mengham Park, food outlets & Sea front.**

Freehold | EPC: D | Council Tax Band: C

The accommodation comprises:

Covered entrance, step and light. Double glazed door to –

Entrance Hallway –

Radiator. Telephone point. Under stairs storage cupboard housing gas, electric meters and fuse box. Built in

Cloakroom –

Low level WC, wash hand basin. Tiled splash backs. Coats hanging space. Staircase rising to first floor.

Lounge/Diner – 12' 2" x 12' 3" plus bay (3.71m x 3.73m)

Deep square bay double glazed window to front aspect. Radiator. Telephone point. Three wall light points. Gas fire with tiled surround and wooden display shelving.

Dining Room area – 12' 2" x 11' 0" (3.71m x 3.35m)

Radiator. Double glazed bi fold doors to rear Garden. Two telephone points.

Kitchen/Breakfast Room – 21' 0" x 8' 10" (6.40m x 2.69m)

Newly fitted range of matching dark grey fronted 'shaker style' wall and base cupboards and drawers. 1.5 bowl single drainer sink unit and mixer tap set in work surface. Plumbed in 'Hotpoint' automatic washing machine. Integrated dish washer. Adjacent work surface with inset 4-ring gas hob, oven below and extractor hood over. Tiled splash backs. integrated tall fridge/freezer. Laminate flooring. Space for table and chairs. Built in storage cupboard with heating/ hot waster timer control. radiator. Double glazed window and door to side and double glazed window to rear aspect.

Stairs to Landing –

Loft ladder offering access to loft area which has been fully boarded and laid with carpet. Two Velux windows. Deep eaves storage cupboards. Power points and lights.

Bedroom 1 – 15' 1" x 12' 4" (4.59m x 3.76m)

Deep double glazed square bay window to front elevation. Laminate flooring. Broadband point.

Bedroom 2 – 11' 10" x 9' 1" (3.60m x 2.77m)

Double glazed window to rear elevation overlooking rear Garden and with views to Mengham park. Radiator. Wall shelving.

Bedroom 3 – 9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window to rear elevation. Radiator. Built in cupboard housing 'Baxi' gas boiler.

Family Bathroom –

Newly fitted white suite comprising panelled Bath with mixer tap, 'rainfall style' shower with separate diverter. Fitted screen. Pedestal wash hand basin and mixer tap, cupboard below. Close coupled WC. Obscure double glazed window to front aspect. Ladder style towel radiator.

Outside Front –

Walled front boundary with driveway laid to chippings and additional concrete parking area. shrubs to borders.

West facing Rear Garden – 120' 0" x 0' 0" (36.55m x 0.00m)

Gate from driveway. Paved patio area. Mainly laid to lawn with outside water tap point, inset pond and an abundance of established flowering shrubs and small trees to borders. Two garden sheds (in need attention).

Garden Room – 8' 2" x 8' 2" (2.49m x 2.49m)

Adjoining rear of kitchen. With UPVC door, lights and power. Tiled flooring. Double glazed window to rear aspect.

Detached Garage – 21' 0" x 8' 4" (6.40m x 2.54m)

With up and over door, power, lighting, window, work bench, shelving and double glazed side service door.



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.

