



4 Winston Close | PO11 0DP | £469,950

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



Geoff Foot Estate Agents are delighted to offer for sale this spacious two bedroom, two reception room, detached bungalow situated in a quiet and sought after cul-de-sac in West Hayling. The property is located conveniently to West town's local shops/amenities, bus routes, two golf courses (including Hayling Golf Club) and Hayling Sea Front which offers pleasant coastal walks and picturesque views across to the Isle of Wight. Offering two double bedrooms, a spacious lounge, separate dining room, fitted kitchen and a conservatory the property offers adaptable accommodation with well sized rooms throughout. To the front there is a well sized lawned front garden with side driveway offering ample off road parking for several cars or boat/motorhome. At the end of the driveway there is a semi-detached garage. The property also enjoys a large, south facing, rear garden with mature trees and shrubs offering a perfect place to relax and unwind in the sun. The property does require some updating which offers buyers the opportunity to put their own tastes into this fantastic bungalow. Internal viewing is highly recommended to appreciate the location and size of this two bedroom bungalow.

- **Detached Bungalow in popular West Hayling Cul-de-sac**
- **Two double Bedrooms**
- **Lounge and separate dining room**
- **UPVC Conservatory.**
- **Light wood effect fronted fitted Kitchen**
- **NO FORWARD CHAIN**
- **Spacious white shower room with corner shower**
- **Gas heating system & Double glazing**
- **Long paved driveway to semi-detached Garage**
- **South facing generous size rear Garden**
- **Convenient Sea Front, Hayling Park, Golf course and local shops.**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Paved step, wall light and UPVC oak effect double glazed door to –

Entrance Hallway –

Radiator. Built in airing cupboard housing hot water tank, immersion heater and heating/hot water timer control unit. Built in storage cupboard with gas, electric meters and consumer unit. Access to loft space. Panel glazed door to Dining Room and Lounge.

Lounge –

Radiator. Fireplace surround with marble backing and hearth, electric coal effect fire. Telephone point. Two wall light points. Shelving unit. Wide UPVC double glazed sliding patio doors to Conservatory.

Conservatory –

Double glazed window units to three sides. Double radiator. Wooden flooring. Double power point. Double glazed French doors to rear Garden.

Dining Room –

Radiator. Double glazed window to side elevation. TV aerial point. panel glazed door to Kitchen.

Kitchen –

Range of light wood effect fronted wall and base cupboards and drawers fitted to three side. Single drainer stainless steel sink unit with mixer tap set in work surface. Tiled splash backs. Space and plumbing for washing machine. Inset 'Whirlpool' 4-ring gas hob, over head extractor and built in oven below. Wall mounted 'Vaillant Eco-fit' gas boiler. Space for under counter fridge and freezer. Tall end larder cupboard. Double glazed window to rear aspect. Double glazed door to garden.

Bedroom 1 –

Floor to ceiling wood effect fronted wardrobes with hanging rails and shelving. Double glazed window to front aspect. Radiator. Overbed space cupboards and bedside tables.

Bedroom 2 –

Double glazed window to front. radiator. Exposed flooring. Over bed space cupboards and side wardrobes.

Shower Room –

White suite comprising corner shower cubicle, pedestal wash hand basin and close coupled WC. Cupboard with shelving. Ceramic wall and floor tiling. Obscure double glazed window to side. Bathroom cabinet. Ladder style towel radiator. Extractor fan.

Outside –

Front: Long block paved driveway offering ample parking, laid to lawn with shrubs to borders. Wrought iron gate to one side.

Semi-detached Garage –

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

South facing rear Garden –

Generous size. Paved patio area for table and chairs. Mainly laid to lawn. Timber garden shed. Established shrubs to borders. Further paved seating area with trellis and pergola over. Green house. Outside water tap point.

To view the virtual tour for this property please scan the QR Code >>

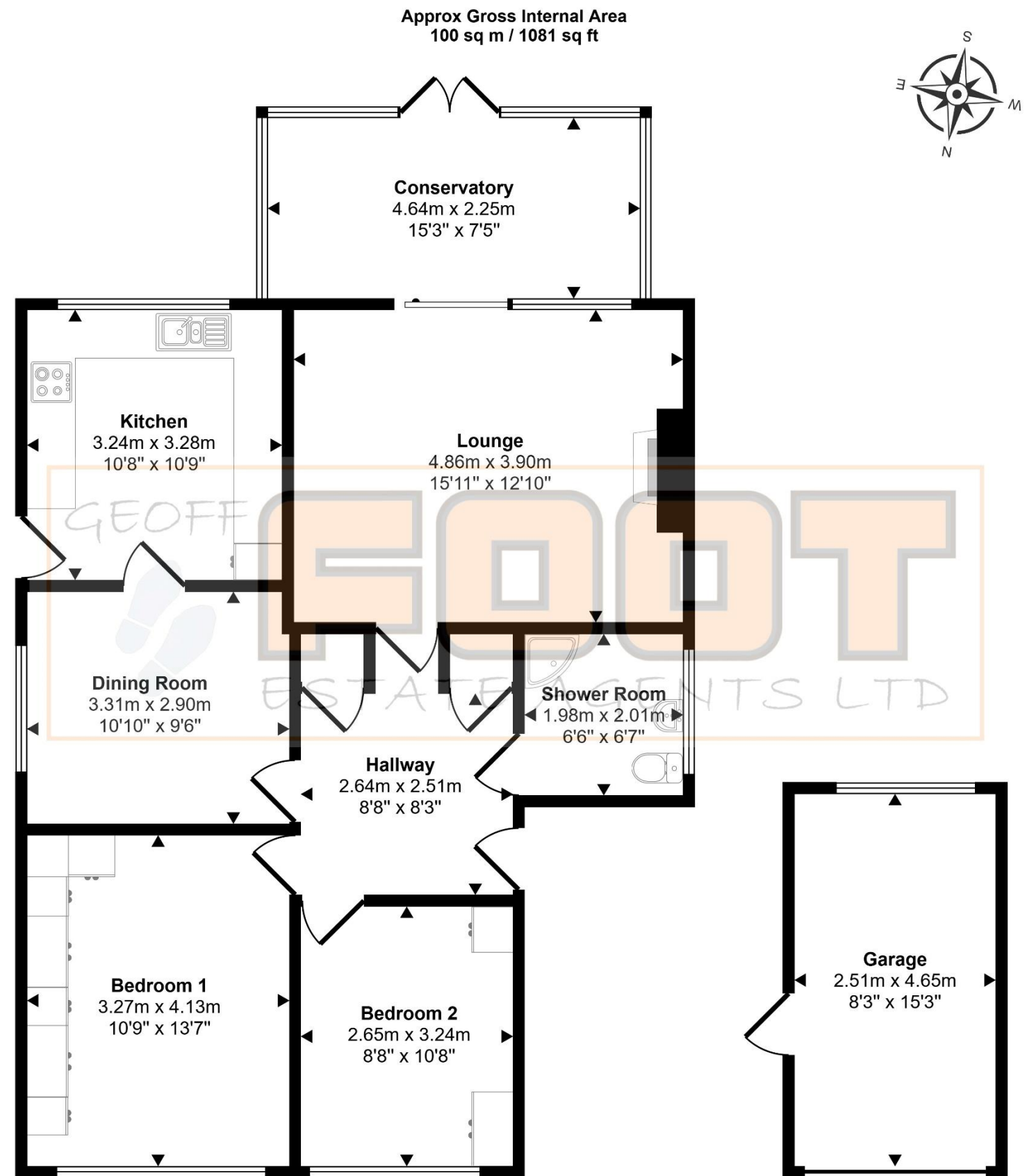


IMPORTANT INFORMATION

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82
England & Wales	EU Directive 2002/91/EC	



Floorplan
Approx 89 sq m / 956 sq ft

Garage
Approx 12 sq m / 125 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.