



3 St. Helens Road | PO11 0BT | £695,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended to appreciate the quality and view how spacious this individual detached Bungalow is, in a sought after West Hayling location, just back from the Sea Front, Park, Nature trail and Golf Club. The property is set back from the road with a long driveway with additional parking and detached Garage, offering ample parking for several cars, caravan etc. There is solid oak flooring in the entrance Hallway leading into the newly fitted Kitchen/Breakfast room, Dining room and Lounge. There are three double Bedrooms, a newly fitted Bath/Shower Room and En-suite. Outside the generous size well kept gardens are stunning with a variety of established flowering specimen shrubs for the keen gardener, pond with water feature and a private area to the end of the south facing rear Garden with a Log cabin and timber garden shed. Well presented throughout.

- ***Deceptively detached spacious Bungalow in sought after West Hayling location set in generous size plot.***
- ***Long driveway with additional parking. Detached Garage.***
- ***Gas heating system, double glazing and fitted Solar panels.***
- ***Three double Bedrooms.***
- ***Newly fitted family Bath/Shower room. En-suite to main Bedroom.***
- ***Beautiful established Gardens front and rear. Log Cabin & pond.***
- ***New cream 'shaker style' fitted Kitchen/Breakfast room.***
- ***Just back from Sea front and not far from Golf club, local shops, park, nature walk and Theatre.***
- ***Lounge and separate Dining Room with Solid Oak flooring from Hallway.***
- ***Internal viewing highly recommended to appreciate accommodation on offer.***

Freehold | EPC: D | Council Tax Band: E

The accommodation comprises:

Attractive semi circular paved step, wall light point, obscure double glazed leaded light door and side light to –

Entrance Hallway –

Double radiator. Wall thermostat. access to loft space. Solid oak flooring through to Dining Room, Lounge and inner Hallway. Open access to

Kitchen/Breakfast Room –

Twin circular sinks with mixer tap, set in work surface, cupboards and slimline dishwasher below. Space and plumbing for automatic washing machine. Tiled splash backs beneath double glazed leaded light window with venetian blind. Range of cream 'shaker style' wall and base cupboards and drawers. Two glass fronted display cupboards. Inset 'Neff' induction hob with 'pull-out' extractor over. Adjacent wood block work surface forming breakfast bar and divider to dining room. Drawers below. Upright 'Neff' double oven and grill. Timber beams to ceiling. Space for 'American style' fridge/freezer. built in larder cupboard. Built in airing cupboard housing hot water tank, gas boiler and heating/hot water timer control switch. Obscure double glazed door to side.

Dining Room –

Solid oak flooring. Double and single radiator. Double glazed leaded light window with venetian blind to side. Space for table and chairs. Open access to

Lounge –

Solid Oak flooring. Brick internal fascia wall with recess for coal effect electric fire on quarry tiled shelf, ornamental wooden lintel over. Radiator. Two wall light points. TV aerial point. wide double glazed leaded light patio doors and matching side lights, leading out onto south facing rear Garden. Double glazed leaded light widow to side.

Inner Hallway –

With solid Oak flooring and coats hanging space.

Bedroom 1 –

Wall mirror. Radiator. Double glazed French doors to rear Garden. Door to

En Suite –

Vanity shelf with half inset wash hand basin, cupboard below, close coupled Wc with concealed cistern. Mirror fronted Bathroom cabinet. Part wall tiling. Corner shower cubicle with 'Bristan' electric shower. Down lights and ceiling extractor. Tiled effect laminate flooring. 'Ladder style' towel radiator. Window to side.

Bedroom 2 –

Double glazed leaded light window over looking rear Garden. Radiator. Mirror fronted double sliding door wardrobes. TV on wall bracket.

Bedroom 3 –

Double glazed leaded light window to front. louvre fronted floor to ceiling wardrobes. Double radiator with shelf over and wall mirror.

Family Bath/shower room –

White suite comprising panelled bath with mixer tap/hand held shower attachment and wall mirror. Wide ceramic wash hand basin with drawers below. Step to close coupled WC and corner shower with 'rainfall style' shower and separate diverter. Down lights and extractor fan. 'Ladder style' towel radiator. Shaver point. Obscure double glazed leaded light window to front elevation.

Outside –

Long tarmac driveway with additional parking area. Mainly laid to lawn with well stocked shrubs and flowers to borders. Raised planted borders. Wrought iron gates to both sides.

Detached Garage –

With electric roller door, power and light. Gas meter, work bench and window to side. Wall mounted 'GiveEnergy' unit for Solar panels, plus battery storage. Electric meter. Rear service door to covered side path. Outside water tap point.

South facing rear Garden –

Extensive paved patio areas for table and chairs. Electric sun awning. Wall lights. Mainly laid to lawn with well established shrubs to shaped borders, beautiful variety of specimen shrubs. Inset rockery and pond with cascading water feature. Seating area with trellis and Arbour over with climbers. Greenhouse. Winding paved pathway and trellis arch leading to private paved area, timber garden shed and Log Cabin: With power, internet connection and light, vinyl flooring. Fully fence enclosed and return gate to front.

[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.

