



**45a Station Road | PO11 0EB | £950,000**

GEOFF **FOOT**  
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Geoff Foot Estate agents are delighted to offer for sale this spacious chalet Bungalow located in the heart of West Town, with its shops, food outlets, Park, Community centre, Station Theatre and a short walk from the Sea Front and Nature trail. The property has five Bedrooms, four Reception rooms, two 'Jack n Jill' style Bathrooms and a Family Shower room over two floors. The Kitchen/breakfast room has a separate Utility Room and storage room. There is a long sweeping driveway leading to an over sized double Garage offering plenty of parking and storage space. The gardens gently wrap around the property with the rear garden being south facing. The property offers adaptable accommodation for a large family with optional Annexe use. Internal viewing highly recommended to appreciate the accommodation being offered. Beautifully presented throughout.

- Chalet Bungalow located within the heart of West Town Village, down a private driveway.
- Convenient to shops, food outlets, Hayling Park, Community centre, Theatre, Nature trail and Sea front.
- Five bedrooms over two floors offering adaptable Annexe accommodation.
- Lounge, Dining Room, Study and Family Room/ Annexe Lounge.
- Kitchen/breakfast room with Lantern roof window. separate utility and store room.
- Family bathroom, two 'Jack n Jill' en-suites, wet Room and cloakroom.
- South facing Rear Garden, side and front gardens with established fruit trees and shrubs.
- Double garage with additional storage space. Driveway with ample parking.
- Pedestrian gate access to Hayling park. All blinds and window furnishings to stay.
- An ideal Family home or one needing 'annexe style' living. Well presented.

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



Freehold | EPC: | Council Tax Band: G



**Exterior light, paved steps, railings leading up to double glazed door with matching side light. –**

**Entrance Hallway –**

Two radiators. Borrowed light panel glazed window from Dining room. Built in cupboard with hanging rail and shelving. Digital wall thermostat.

**Lounge –**

Feature stone built fireplace with stone hearth and space for fire. Skirting radiators. Down lights. TV aerial point. Wide UPVC double glazed sliding patio doors with blinds and electric sun awning, leading out onto patio and rear Garden. Deep double glazed bow window to front.

**Dining Room –**

Radiator. Double glazed window with leaded light window to rear Garden aspect. door to

**Kitchen/Breakfast Room –**

Extensive range of white gloss fronted wall and base cupboards and drawers. Single drainer stainless steel sink unit and mixer tap set in 'Corian' work surface. plumbed in 'Grundig' dish washer. Twin tall cupboards with deep 'pull-out' drawers. Wall mounted TV. Range style 'belling' 7-ring gas cooker, extractor over. Tiled splash backs. Central Island with cupboards and drawers below. Tiled effect laminate flooring. Double aspect double glazed leaded light windows. Double radiator. Down lights. Breakfast area: with double glazed leaded light windows to side and double glazed French doors to rear Garden. Roof Lantern.

**Utility room –**

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboard below. Space and plumbing for tumble drier, washing machine and tall fridge freezers. Wall mounted 'Vaillant' gas boiler. Double glazed window to side aspect. Tiled effect laminate flooring. Twin built in larder and broom cupboards. Radiator.

**Rear Porch –**

Tiled effect laminate flooring. Wall cupboard. Solid oak door with inset to side Garden.

**Study –**

double glazed windows to front with venetian blinds. Radiator. strip wood flooring. Telephone points.

**Bedroom 1 –**

Double glazed window with vertical blinds to side aspect. Range of floor to ceiling wardrobes, one mirror fronted. Tall cupboard. Double radiator. TV wall bracket. Door to

**'Jack n Jill' En-suite –**

White suite comprising panelled bath, mixer tap, half inset wash hand basin with cupboards below. Corner shower cubicle. Ceramic wall tiling. Obscure double glazed window with blinds to side aspect. Ceramic tiled flooring with under floor heating. Wall mirror. Towel radiator. Shaver point. Return door to hallway.

**Bedroom 2 –**

Range of tall mirror fronted wardrobes to one wall. Double glazed window to side with vertical blinds.

**Cloakroom –**

Pedestal wash hand basin with cupboard below and close coupled WC. Radiator. Ceramic wall tiling to half height. Large wall mirror. Obscure double glazed window to front.

**Family Room/Annexe Living room –**

Panel glazed door from Hallway. Double aspect double glazed windows to front and side. Double radiator. TV aerial point. Two built in storage cupboards with shelving. Stairs to first floor. Door to

**Front Porch –**

Recess for hanging coats with cupboard over. Telephone point. UPVC double glazed door from Front (option as Annexe entrance).

**Shower/Wet Room –**

Under floor heating. Wide walk-in shower area with 'rainfall style' shower and separate diverter. Ladder style towel radiator. Close coupled WC. Double glazed window to front. Ceramic wall tiling.

**First Floor Landing –**

Deep eaves storage cupboard. Two wall light points.

**Bedroom 3/Studio –**

Vaulted ceiling with ceiling fan/light. Exposed timber flooring. Wide skylight window. Double glazed window to rear elevation. Telephone point. Double radiator. Door to 'walk-in' cupboard with light, eaves storage cupboard, wash hand basin with cupboard below. Built in cupboard with shelving. Cupboard housing large hot water cylinder.

**Bedroom 4 –**

Double glazed window to front elevation. Ceiling light/fan. Double radiator. Built in deep wardrobe with hanging rail and shelving.

**Bedroom 5 –**

Wide double glazed skylight window. Double radiator. Built in wardrobe with hanging rail and shelf. Door to 'Jack n Jill' style Bathroom/En-suite.

**Bathroom –**

Corner Bath with mixer tap, shower over and rail. Close coupled WC. Vanity shelf with inset wash hand basin, cupboards and drawers below. Double radiator. Skylight window. Shaver point. Ceramic wall tiling. Lockable door to bedroom 5.

**Outside –**

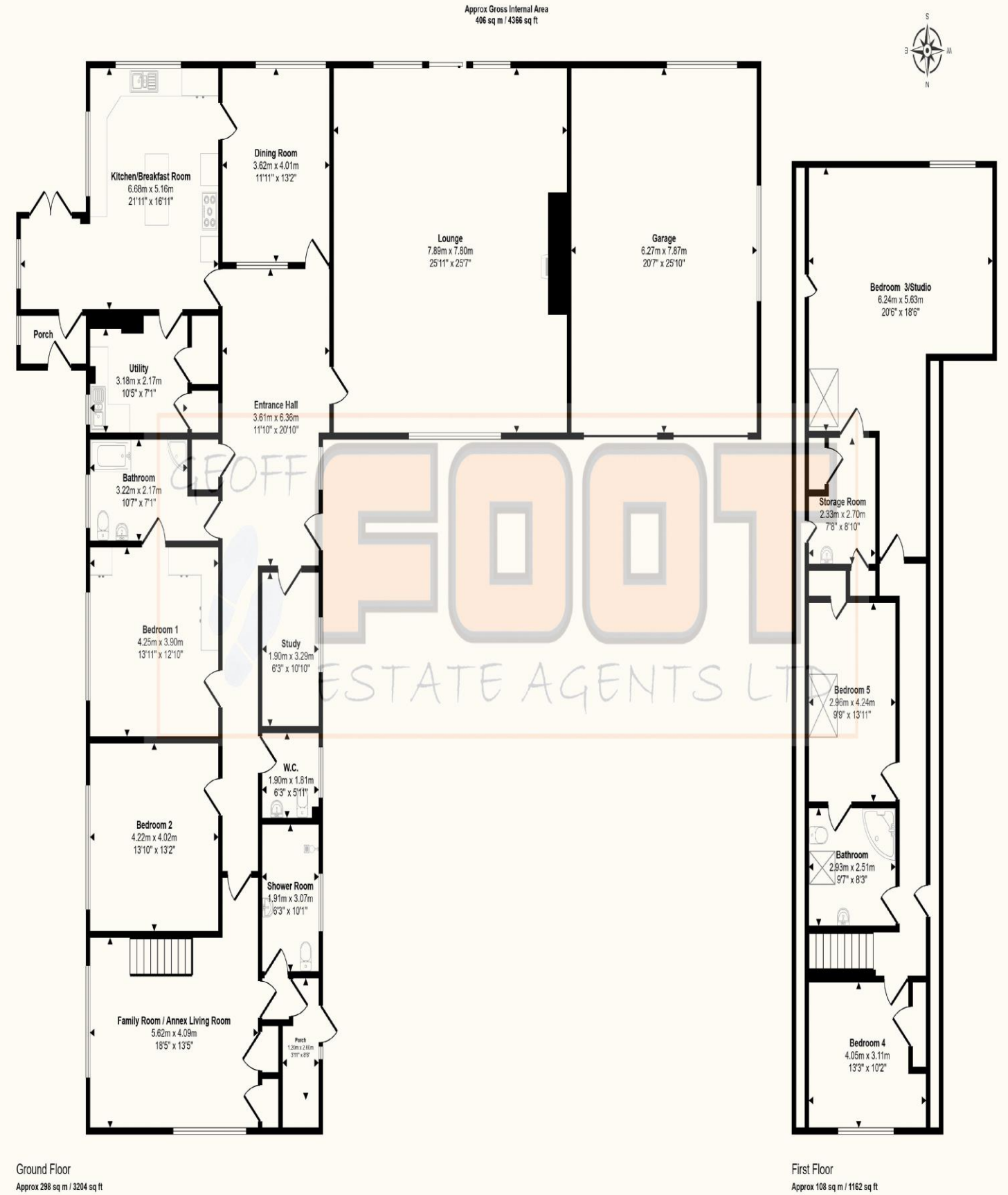
Long concrete sweeping driveway approach. Mainly laid to lawned areas with shrubs. Shingle laid courtyard with flowers and palm. Outside water tap point. 3 external power points. Security lights.

**Double Garage –**

Two electric 'Skandoor' automated insulated garage doors with double aspect windows, sink unit, work bench, consumer unit and electric meter. Ample storage. Could fit 3 vehicles.

**South Facing rear garden –**Extensive paved patio. Mainly laid to lawn with attractive shrubs and fruit trees. Conifer screening. Outside water tap point. Electric lamp. Access gate to Park. Rear Courtyard area with greenhouse and fruit bushes. Gas meter box, gate to side garden which is laid to lawn with shrubs to borders. Paved area, outside water exterior light and trellis with climbing clematis and roses. Wrought iron Gate to front. Three brick-built storage sheds. Separate Oak door leading back into kitchen. Security lights.





#### 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.