



37 Staunton Avenue | PO11 0EW | £650,000

GEOFF **FOOT**
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Internal viewing is highly recommended for this extended 2 over-sized double Bedroom detached Bungalow in the sought after area of West Hayling, convenient to local shops, Sea Front, Golf course and Nature trail. The Hallway leads through to a 'Country style' style Kitchen which has a work surface forming a divider to the open plan Lounge/Diner and French doors opening onto the rear Garden. There is a luxury white Bath/Shower room with cupboard housing gas boiler. Outside the shingle laid driveway approach leads to a detached Garage with adjoining Utility. The enclosed rear Garden is 80' x 50' (approx) and is well maintained with two recently laid patios, inset shaped shrub borders and an L-shaped workshop. Nicely presented throughout.

- ***Spacious detached Bungalow in sought after West Town location.***
- ***Two double Bedrooms with fitted wardrobes to main room.***
- ***Open plan Lounge, Dining area in excess 30' x 11'5" (approx)***
- ***Cream fronted 'country style' fitted Kitchen with vaulted ceiling.***
- ***Luxury white Bath/Shower room.***
- ***Double glazing and gas heating system.***
- ***Detached Garage with adjoining Utility room.***
- ***Recently extensive laid patio area and further patio to end of Garden.***
- ***Well maintained rear Garden in excess 80' x 50' (approx) with substantial L-shaped Workshop.***
- ***Convenient local shops, Sea Front, golf course, Nature trail and Hayling Park.***

Freehold | EPC: C | Council Tax Band: E

The accommodation comprises:

Double glazed side entrance door to –

Hallway –

I-shaped. Radiator. Strip wood effect floor tiling. Velux sky light to vaulted ceiling and spotlight.

Lounge/Diner – 30' 4" x 11' 5" (12'11" max) (9.24m x 3.48m)

Lounge Area: 19'2" x 12'11". Two radiators. 2 wall light points. TV and radio aerial points. Double glazed window and French doors to rear Garden. Dining Area: 11'5" x 10'8". Double glazed French doors to patio and rear Garden. Space for large table and chairs. Work surface forming divider to open plan Kitchen.

Kitchen – 15' 0" x 8' 0" (4.57m x 2.44m)

Range of cream fronted 'Country style' wall and base cupboards and drawers. Solid beech wood block work surface. Inset white 1.5 bowl ceramic sink unit with mixer tap, tiled splash backs. Integrated dishwasher. 4-ring gas hob with over head extractor hood. Eye level double oven and grill. Further work surface with cupboards over and integrated fridge and freezer below. Twin double glazed windows to side aspect. Feature vaulted ceiling with suspended lights and Velux sky light. Access to loft space. End display shelving. Strip wood effect tiled flooring.

Bedroom 1 – 19' 2" x 12' 10" plus deep bays (5.84m x 3.91m)

Large double glazed bay windows to front and side aspect. Range of matching fitted wardrobes to one wall, corner unit, dressing table unit, bedside cabinets and drawer units to one wall. Radiator. Telephone point.

Bedroom 2 – 19' 2" x 11' 5" (5.84m x 3.48m)

Double glazed window to side aspect. Radiator.

Luxury Bath/Shower room. –

White suite comprising panelled bath, high flush WC and pedestal wash hand basin. Attractive wall tiling. Wall mirror. Tiled double shower cubicle with mixer shower. Radiator, tiled flooring, extractor fan. Obscure double glazed window to side. Down lights. Cupboard housing Worcester Bosch gas boiler.

Outside FRONT –

Shingle laid driveway approach offering parking for several cars. Mainly laid to lawn with shrubs to borders. Fenced boundary. Gate to

Detached Garage – 17' 4" x 9' 11" (5.28m x 3.02m)

With up and over door, power and light. Consumer unit. Obscure double glazed window to side. Side service door to garden.

Adjoining Utility – 10' 0" x 8' 0" (3.05m x 2.44m)

1.5 bowl single drainer sink unit and mixer tap set in work surface, cupboards below. Space and plumbing for automatic washing machine. Further cupboard and tall larder cupboard. Space for fridge/freezer. Double glazed window to overlooking rear Garden. Door to patio.

Rear Garden – 80' 0" x 50' 0" (24.37m x 15.23m)

Recently laid extensive concrete print patio area leading to well maintained lawn and attended inset shaped shrub borders. Exterior lights. Timber garden shed to return path at one side. Outside water tap and external power points. Further patio area to one end of garden for seating. Substantial L-shaped Work shop with power and light. Further external power socket. Exterior light.

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



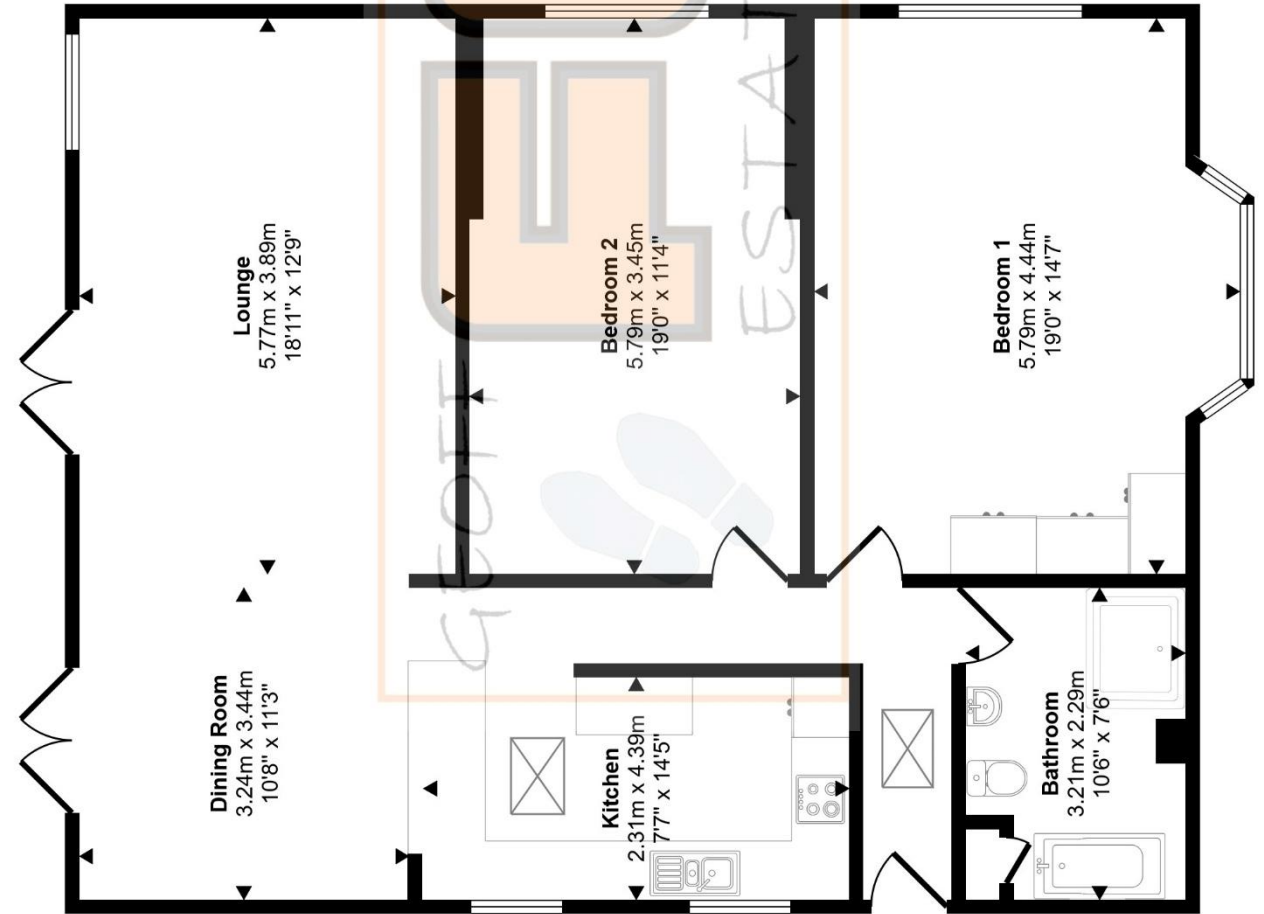
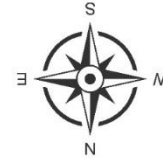
IMPORTANT INFORMATION

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.

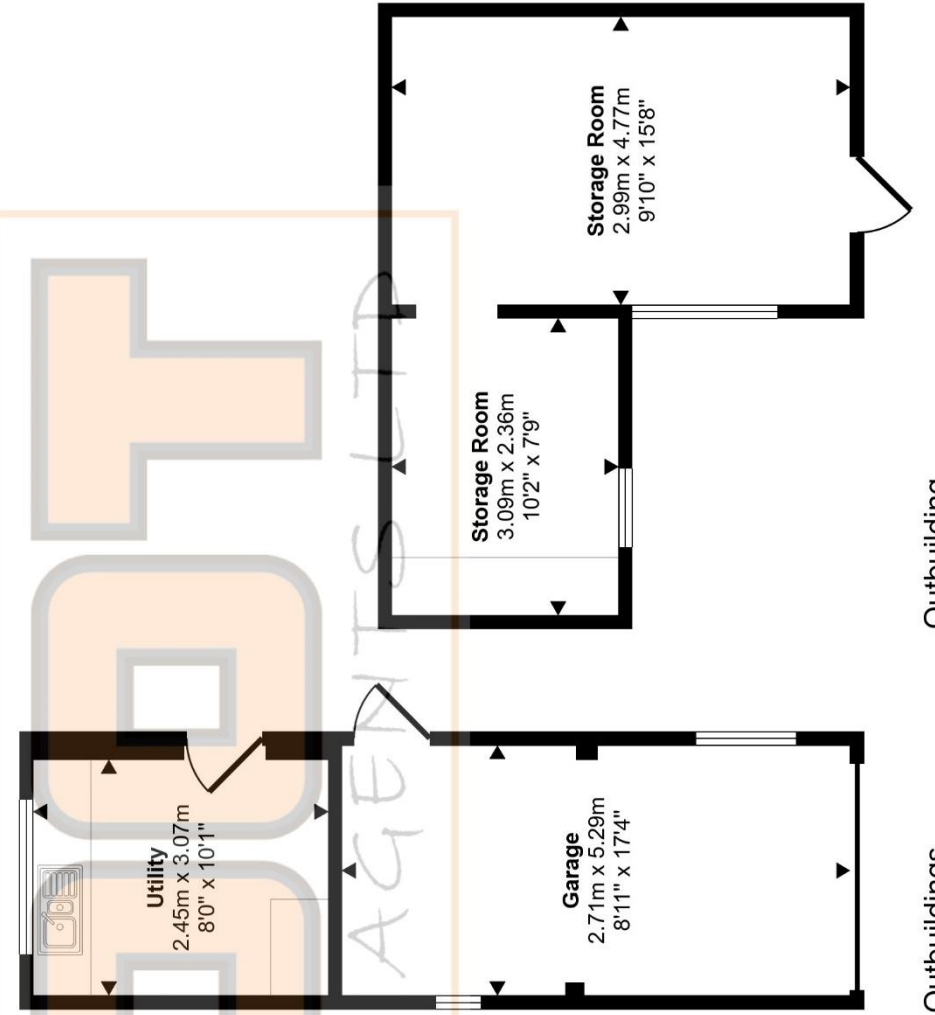


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
151 sq m / 1626 sq ft



Floorplan
Approx 106 sq m / 1146 sq ft



Outbuildings
Approx 23 sq m / 243 sq ft

Outbuilding
Approx 22 sq m / 236 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.