



13 Sinah Lane | PO11 0EY | £679,000

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 bring to market this detached chalet Bungalow in the sought after location of West Hayling Island, convenient to the Hayling Billy Nature trail, Station Theatre, Hayling park, Sea Front, local shops and Golf course. The shingle laid driveway offers ample parking for several vehicles, caravan etc. and leads to a detached Garage. Downstairs has an inviting entrance hallway, spacious Lounge/dining Room, Kitchen/breakfast room with Utility area, large Conservatory, Bedroom three and a family Shower room. Upstairs has the main Bedroom with en suite and a further double Bedroom. Outside there is generous sized south facing rear Garden with vegetable growing areas, paved patio and timber Garden shed. Internal viewing is highly recommended to appreciate what is on offer. Well presented throughout.



- **Beautifully presented throughout.**
- **Sought after West Hayling location.**
- **Detached 3 Bedroom chalet Bungalow.**
- **Open plan Lounge/Dining area.**
- **Modern Kitchen/Utility area.**
- **Spacious Conservatory with tinted glass, blinds and roof vents.**
- **Downstairs Shower room, En suite to main Bedroom.**
- **Gas heating system, double glazing.**
- **Generous south facing private rear Garden**
- **Detached Garage and driveway offering ample**

Freehold | EPC: | Council Tax Band: F

The accommodation comprises:

UPVC double glazed door and side lights to –

Entrance Hallway –

Radiator. Vinyl flooring. Staircase rising to first floor with built in linen cupboard with small radiator and shelving. Built in storage cupboard. wall thermostat.

Lounge/Dining Room –

feature cast iron fireplace with limestone surround, slate hearth and fitted gas coal effect fire. Two TV aerial points and broadband point. Solid strip oak flooring. Double glazed bow window to front aspect and double glazed window to side. Two radiators. Double glazed triple full length window panels, one sliding leading to

Conservatory –

Double glazed windows to two sides with fitted Blinds. Pitched tinted roof with openers. Power points and wall lights. Slimline wall heaters. Ceramic flooring. Double glazed French doors to rear Garden.

Kitchen/Breakfast Room –

Inset 1.5 bowl sink unit set in quartz effect work surface. Inset 'Electrolux' 4-ring gas hob with overhead extractor hood. Range of matching cream gloss fronted wall and base cupboards and drawers. Integrated dish washer. Cupboard housing consumer unit and electric meter. AEG upright oven. Cupboard with 'Worcester' gas boiler. Double aspect double glazed windows to side and rear. Downlights. Strip wood effect tiled flooring with under floor heating to utility area. Radiator. **Utility area:** work surface with cupboards and drawers below. Space and plumbing for automatic washing machine. Two wall light points. double glazed high level windows. Double glazed door to rear Garden. Tinted glass roof, wall lights.

Bedroom 3 –

Double glazed bow window to front aspect. Radiator. Laminate flooring. TV aerial point.

Family shower room –

Wash hand basin with mixer tap, drawer below. Close coupled WC with concealed cistern. Obscure double glazed window to side. Walk-in shower with 'rainfall style' shower head and separate diverter. tiled flooring. Attractive wall tiling. 'Ladder style' towel radiator. Downlights.

Stairs to Landing –

Double glazed window to rear elevation. Two eaves storage cupboards. Radiator.

Bedroom 1 –

Double aspect double glazed windows to front and rear elevations. Radiator. Built in wardrobe. TV aerial point. Door to: En-suite. White suite comprising close coupled WC and pedestal wash hand basin. radiator. shower cubicle with 'Bristan' electric shower. Obscure double glazed window to side with venetian blind. Small cupboard with radiator. Laminate flooring.

Bedroom 2 –

Double aspect double glazed window to front and rear elevations. Two wardrobes with hanging rails. Radiator.

Outside front –

hedged front boundary. Mainly laid to lawn. shingle laid driveway offering ample parking for several cars, boat, caravan etc. Door to rear Garden.

Detached Garage –

Double opening doors, power points, light, rear window and work bench. Service door to rear garden. Adjoining 'Potting shed' with work bench, cupboards and drawers below, double glazed window. Gas meter box.

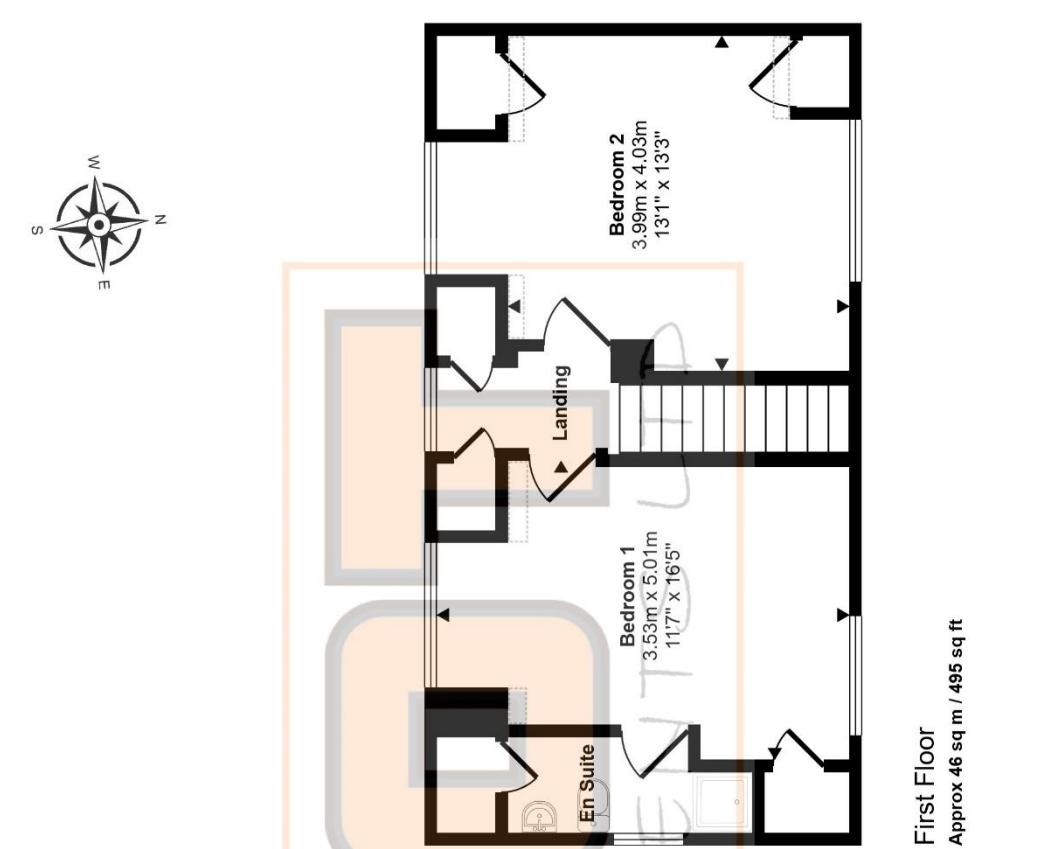
South facing Rear Garden –

Paved patio area for table and chairs and display tubs etc. Mainly laid to lawn. vegetable patch areas. Two apple and two pair trees. Shrubs and flowers to borders. Raised decking area for seating etc. Timber Garden shed.

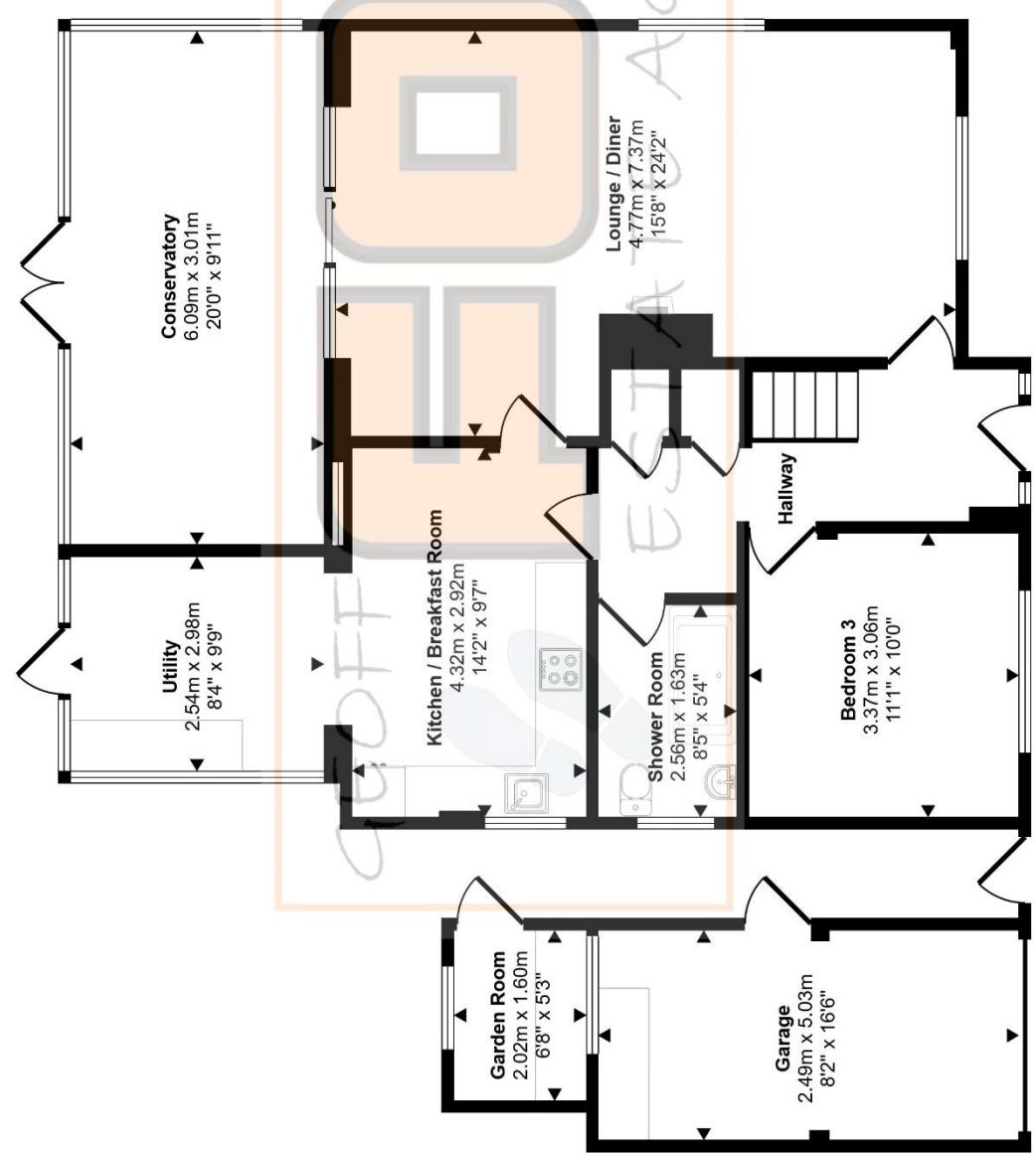


IMPORTANT INFORMATION

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.



Approx Gross Internal Area
172 sq m / 1849 sq ft



Ground Floor
Approx 126 sq m / 1355 sq ft

Denotes head height below 1.5m

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.