



64 Havant Road | PO11 0PY | £440,000

GEOFF
 **FOOT**
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Geoff Foot Estate Agents are pleased to offer for sale this spacious three bedroom Bungalow located in the Stoke area of Hayling Island. Situated conveniently to local bus routes providing easy access to Havant Town which offers its road and rail links to London and along the south coast.

There are three Bedrooms, a Lounge to front aspect, modern Kitchen/breakfast room, Conservatory, Shower room, separate Bathroom and integral Garage. There is double glazing and a gas heating system. To the rear there is an enclosed private rear garden and the front driveway provides ample parking for several cars or caravan/boat with access into the integral Garage. Internal viewing highly recommended to appreciate this well presented accommodation being offered.

- **Spacious detached Bungalow in Stoke, Hayling Island.**
- **Three Bedrooms.**
- **Modern Kitchen/Breakfast Room.**
- **Bath and separate Shower Room.**
- **Driveway with ample parking and integral Garage.**
- **Double glazed conservatory.**
- **Gas heating system.**
- **Double glazing.**
- **Enclosed Rear Garden.**
- **Convenient to bus stops, access to Havant with its road and rail links.**

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

Wrought iron gate to double glazed front door. Wall light. –

Entrance Porch –

Double glazed window to rear aspect. Light. Coats hanging space. Double doors to

Hallway –

Vertical radiator. Down lights. Wall thermostat. Built in airing cupboard housing Vaillant gas boiler and shelf.

Lounge –

Double aspect double glazed bow windows to front and side aspect. Down lights. Recessed log effect fireplace. Two vertical radiators.

Kitchen/Breakfast Room –

Inset white ceramic sink unit with mixer tap set in work surface. Integrated bin cupboard below. Range of gloss white fronted base cupboards and drawers. Space for automatic washing machine. Obscure double glazed window to side. Peninsular breakfast bar with seating space below. Inset 5-ring gas hob, overhead extractor hood. Further cupboards with shelving and 'pull-out' drawers. Fitted 'Samsung' American style fridge/freezer. Vertical radiator. Tiled flooring. Down lights. Double glazed window over looking rear Garden. Double glazed door to

Conservatory –

Double glazed window units to three sides with double glazed French doors. Laminate flooring.

Bedroom 1 –

Double aspect double glazed windows to side and rear Garden. TV on wall bracket (negotiable). Vertical radiator. Built in double wardrobe with hanging rails.

Bedroom 2 –

Double glazed window to side aspect. Built in double wardrobe with cupboard over. Radiator.

Bedroom 3 –

Double glazed window to side aspect. Radiator. Laminate flooring.

Family Bathroom –

Freestanding deep white ceramic bath with hand held shower attachment. Close coupled WC with concealed cistern. Glass wash hand basin and mixer tap with two deep drawers below. 'Ladder style' towel radiator. Laminate flooring. Wall mirror with back light. Obscure double glazed window to side.

Shower Room –

Corner shower cubicle with 'rainfall style' shower and separate diverter. Low level WC and corner wash hand basin. Mirror fronted cabinet. Obscure double glazed window to side. 'Ladder style' towel radiator. Tiled flooring.

Integral Garage –

With up and over door, power and light. Double glazed side window. rear service door to hallway. Gas and electric meters. Consumer unit.

Outside –

Front and side walled boundaries. Tarmac driveway with additional area offering ample parking. Raised border with shrub and small tree. Outside water tap point. External power point.

Rear Garden –

Paved with chippings and slates for seating and tub display areas. Raspberry bushes. Shrubs to side. Fence and wall enclosed. Return side path to front with gate.

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



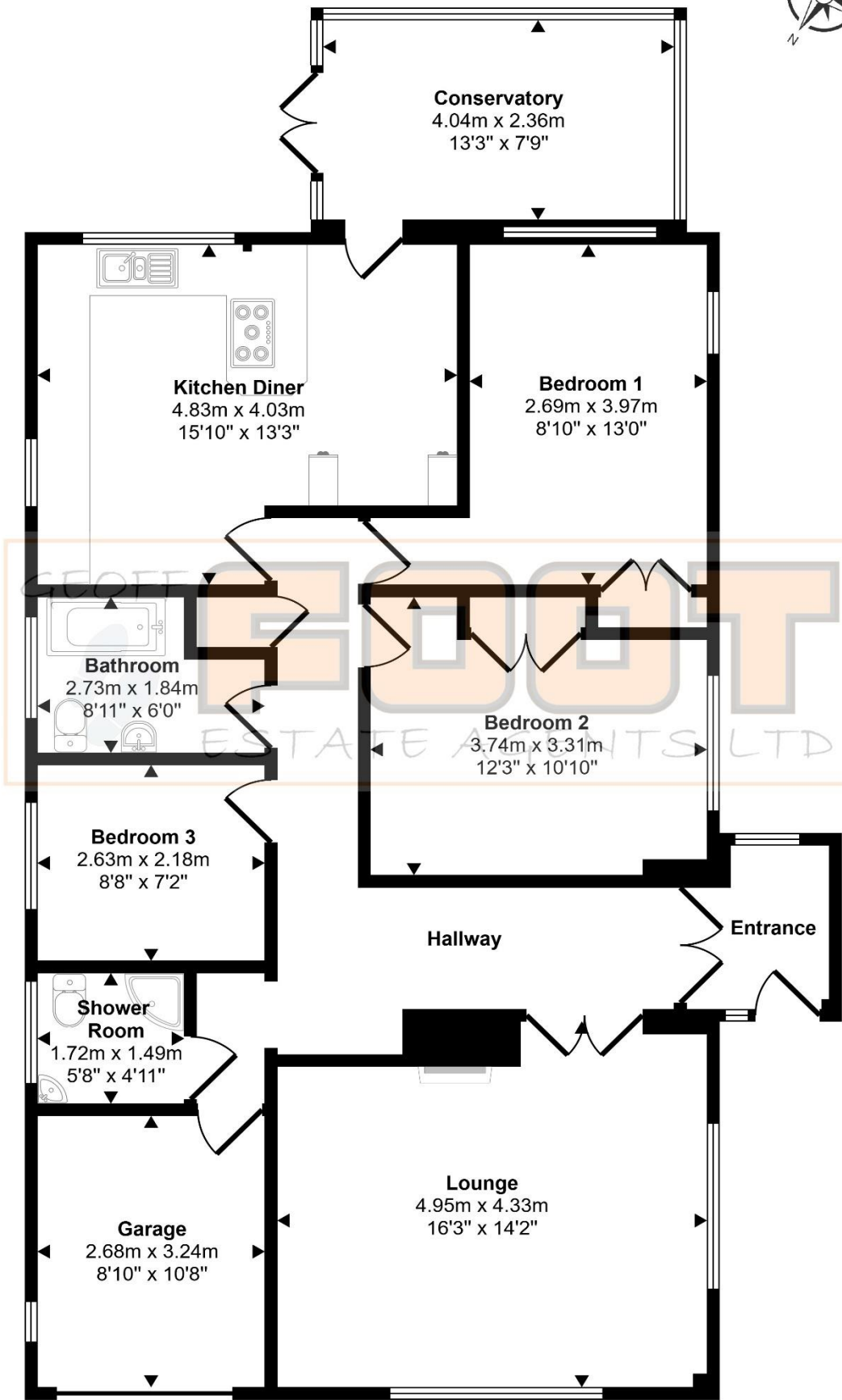
IMPORTANT INFORMATION

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		102
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
117 sq m / 1264 sq ft



Floorplan

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.