



106 & 106a Sea Front | PO11 9HW | £670,000

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



Internal viewing is highly recommended to appreciate how versatile the accommodation is being offered for sale. The chalet Bungalow is located on the Sea Front offering superb views over Hayling Bay to the I.O.W.

There are three Bedrooms, two Receptions, Kitchen, Utility, Family Bathroom and Cloak/Shower room to the main residence also having attractive Gardens. The adjoining Annex is self contained with own entrance, Lounge, Kitchen, Bathroom two Bedrooms and own private Garden. The extensive driveway to the front offers parking for several cars, caravan etc. Ideal for a multi generation family or a smaller family using the Annex as a rental income. Well presented throughout.

- **Three Bedroom chalet Bungalow and adjoining two Bedroom annexe with own entrance.**
- **Sea Front location offering superb direct Sea Views over Hayling bay to the I.O.W.**
- **Lounge, Dining Room, main Bedroom, Kitchen, Utility and Cloak/shower room to ground floor.**
- **Two Bedrooms to first floor with French doors to south facing roof top.**
- **Gas heating system. Double glazing.**
- **Well stocked gardens with paved patio areas and fruit trees.**
- **Extensive driveway offering ample parking for both residences.**
- **Annexe has own Gas & Electric supply and own private Garden area.**
- **Ideal as residence with rental income or for multi-generational living.**
- **Internal viewing recommended to appreciate accommodation being offered.**

Freehold | EPC: D (annex: D) | Council Tax Band: E

The accommodation comprises:

UPVC double glazed door and side lights to –

Entrance Hallway – Radiator. Double built in cloaks cupboard with cupboard over. Built in storage cupboard with shelving. Panel glazed door to

Lounge –

Double glazed leaded light bow window to front aspect offering pleasant views to the promenade. Two radiators. Feature fireplace surround with tiled backing and hearth. Log effect electric log burner. Double glazed window to side.

Kitchen –

Matching range of white fronted wall and base cupboards and drawers. 1.5 bowl single drainer sink unit with mixer tap set in work surface. Adjacent work surface with 'Rangemaster' 5-ring range style cooker with double oven and small oven. Extractor over. Tiled splash backs. Further cupboards and drawers. Tall larder cupboard and microwave shelf. Dish washer. Double glazed door to side. Double glazed French doors to rear Garden. Tiled flooring. Space for tall fridge/freezer. Open plan to

Dining Room –

work surface fitted to two sides with base cupboards and drawers. wall cupboards over with glass fronted display cupboard. Tall cupboard. Double glazed leaded light window to side. small cupboard housing gas and electric meters. Double radiator. Stairs to bedrooms two and three.

Utility room – Work surfaces with space and plumbing for automatic washing machine and tumble drier. Wall cupboards. Wall mounted 'Vaillant Ecotec' gas boiler. Double glazed leaded light window and door to rear Garden. Door to

Shower/Cloak room –

Close coupled WC and corner shower cubicle with mixer shower. Radiator. Tiled splash backs and flooring. Pedestal wash hand basin. Obscure double glazed leaded light window to rear Garden.

Family Bathroom – White suite comprising panelled Bath with mixer tap/handheld shower over. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. Obscure double glazed leaded light window to side. Towel radiator. Laminate flooring.

Bedroom 1 –

Built in wardrobes with over bed space cupboards to one wall. Bedside tables and two chest of drawers. Double glazed leaded light window to side aspect. Panel glazed door to

Nursery Room/office – Obscure double glazed window to front. Radiator.

Stairs to first floor Landing with light. Doors to –

Bedroom 2 – Double radiator. Two eaves storage cupboards. Double glazed French doors and side lights offering 'walk-out' onto roof top Balcony (New covering just fitted). Superb views over looking Hayling Bay to I.O.W.

Bedroom 3 –

Double glazed leaded light dormer window to rear elevation. radiator. Eaves storage cupboard.

Outside –

5-bar gated front approach with pedestrian gate to extensive driveway offering ample parking. Mainly laid to lawn with hedged front boundary. Shrubs to borders. side access gates to

Rear Garden –

Two paved patio areas for seating. Attractive shrubs and fruit trees. External power point. Trellis arch to further private paved garden area. Plum, apple and cheery trees. Garden shed.

Double glazed front door to separate Annex. –

Hallway –

Cupboard with coats hanging space. Open access to

Lounge Area –

Two radiators. Telephone point. Consumer unit. Double glazed window to side. Double glazed French doors to own Garden. Panel glazed door to

Kitchen –

Single drainer stainless steel sink unit, space and plumbing for automatic washing machine below. Belling gas cooker. Wall mounted Baxi gas boiler. Extractor. Adjacent work surface with range of wall and base cupboards and drawers. Laminate flooring. Radiator. Double glazed leaded light window. Door to

Bathroom –

White suite comprising panelled Bath with shower over, close coupled WC and pedestal wash hand basin. Obscure double glazed leaded light window. Towel radiator. Tiled flooring. Extractor.

Bedroom 1 – Double glazed leaded light window to front. Radiator.

Bedroom 2 – Double glazed leaded light window to rear aspect. Double radiator.

Private Garden area –

Laid to paving. Small shrubs to borders.

Parking to front. External gas & electric meter boxes.



IMPORTANT INFORMATION

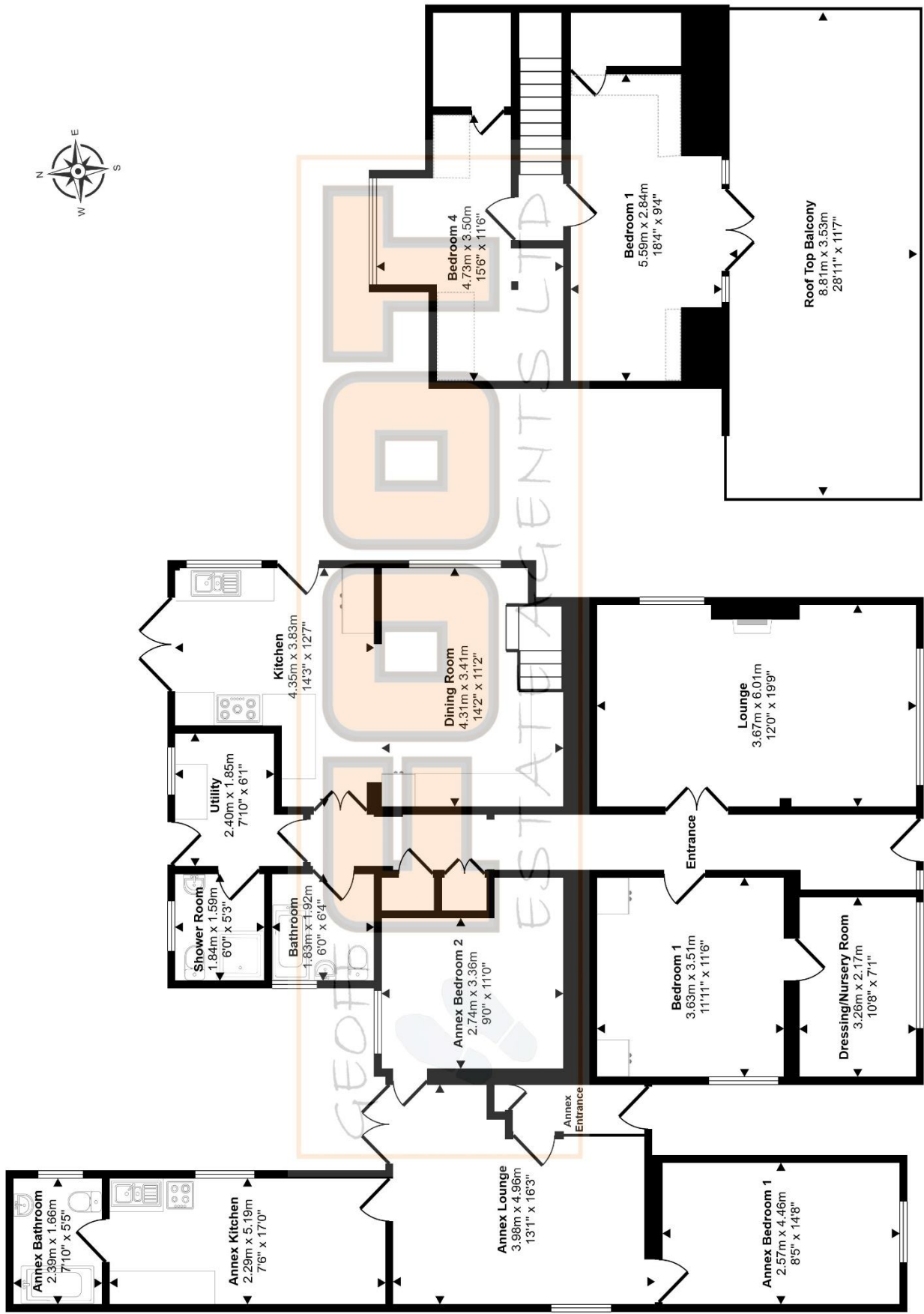
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



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



Approx Gross Internal Area
202 sq m / 2170 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.