



65 Fathoms Reach | PO11 0RR | £341,000

GEOFF **FOOT**
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Modern Extended Home – Convenient Location Near West Town & Hayling Sea Front, Geoff Foot Estate Agents are delighted to offer this well-presented 3 bedroom family home ideally located close to West Town's local shops/amenities, Hayling Park, Hayling seafront, and bus routes to Havant which provides rail and bus links to London and the south coast. Features include a spacious lounge with feature log burner, open-plan kitchen/diner, main bedroom with en-suite and dressing area, plus a modern family bathroom. To the front there is a double-width driveway providing off road parking for several cars, access into the integral garage, and at the rear there is a enclosed rear garden. Early viewing highly recommended!

- **Extended House in popular West Hayling location.**
- **Entrance Hallway.**
- **Open plan Lounge. Separate Dining Room.**
- **Modern Kitchen. Family Bathroom.**
- **Sliding patio doors to enclosed Rear Garden.**
- **Three Bedrooms to first floor.**
- **Main Bedroom has Dressing area and En-Suite.**
- **Gas heating system & double glazing.**
- **Driveway with ample parking and integral Garage.**
- **Convenient local shops, Hayling Park, Sea Front and Bus routes.**

Freehold | Council Tax Band: C

The accommodation comprises:

UPVC Double glazed door to –

Entrance Hallway –

Built in cupboard housing cloaks cupboard with electric and gas meter, hanging rail. high level Consumer unit. Dado rail. Panel glazed door to

Lounge –

Laminate flooring. Double glazed window to front aspect with venetian blinds. Panelling to half height. Two wall light points. 'Varde' log burner with flue. Staircase rising to first floor. TV aerial point. Open access to

Kitchen –

Single drainer stainless steel sink unit with mixer tap set in work surface, cupboards below. Integrated dishwasher and bin cupboard, corner carousel unit. Inset 'Aeg' 5-ring induction hob with extractor over. Tiled splash backs. Two integrated wine coolers. Two upright 'Bosch' ovens, cupboards over and below. Double panel glazed doors to

Dining Room –

Currently used as Bedroom. Radiator. Panelling to half height. Laminate flooring. Double glazed sliding patio doors to rear Garden.

Staircase rising to first floor Landing. –

Doors to all rooms.

Bedroom 1 –

Double glazed window to front aspect with venetian blinds. Radiator. TV aerial point. Open arch to Dressing room area. With floor to ceiling mirror fronted sliding door wardrobes to one wall. Double glazed window with venetian blind to front elevation. Door to

En-suite –

Vanity shelf with close coupled WC, concealed 'Saniflow' system, cupboards. Double wall cupboard over. Tiled shower cubicle with electric shower. Pedestal wash hand basin. extractor fan, 'ladder style' towel radiator. Vinyl flooring. part wall tiling.

Bedroom 2 –

Double glazed window to rear elevation with roller blind. Radiator. Part wall panelling to half height. Built in wardrobe with shelving.

Bedroom 3 –

Double glazed window to rear elevation with roller blind. Radiator.

Family Bathroom –

White suite comprising panelled bath with mixer tap/ hand held shower. Pedestal wash hand basin and close coupled WC. Vinyl flooring. 'Ladder style' towel radiator. Large wall mirror. Built in airing cupboard housing 'Vaillant' gas boiler and shelving. Part wall tiling. Extractor fan.

Outside Front – Block paved and concrete double driveway. shrubs to small border, exterior light.

Integral Garage –

With up and over door, power and light. Space and plumbing for automatic washing machine and tumble drier. Water tap point.

Rear Garden –

Paved patio area for table and chairs. outside water tap point. Mainly laid to lawn with planted border.

PLEASE SCAN THE QR CODE FOR YOUR DETAILED 360 VIRTUAL TOUR

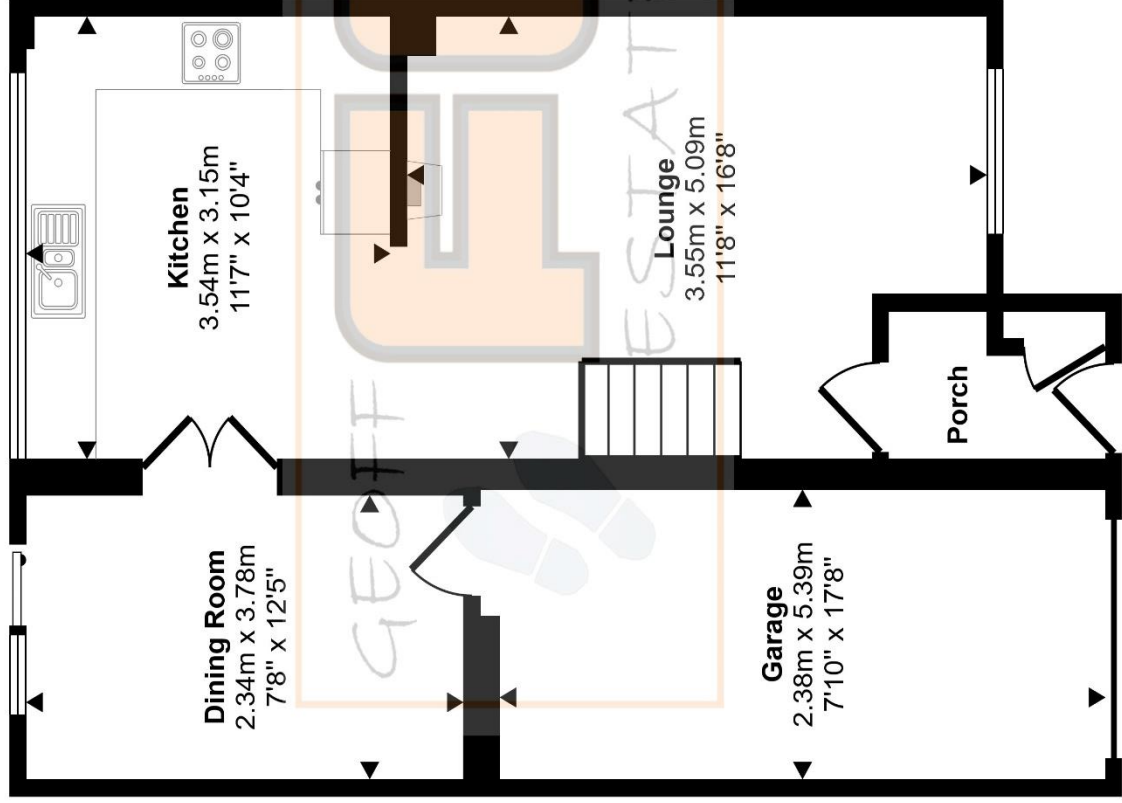


IMPORTANT INFORMATION

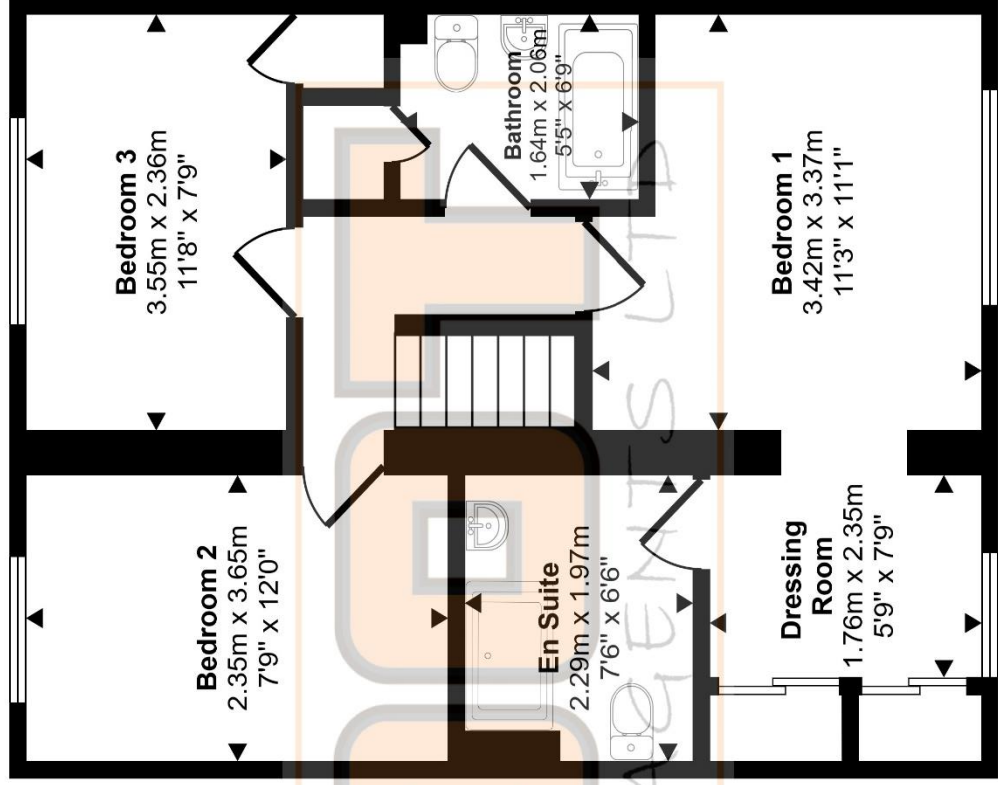
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Approx Gross Internal Area
108 sq m / 1164 sq ft



Ground Floor
Approx 56 sq m / 607 sq ft



First Floor
Approx 52 sq m / 557 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 Snappy 360.