



63 Fathoms Reach | PO11 0RR | £350,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this extended house in popular West Town location, convenient to local shops, Hayling park, Hayling Billy Nature trail and Station theatre. There is a driveway and additional parking to the front with Integral Garage. The downstairs offers a Lounge, Kitchen/Breakfast room and separate Dining Room. Upstairs has a Family Bathroom and three double Bedrooms, the main Bedroom upgraded with a Dressing room area and En-suite Shower Room. Outside enjoys an enclosed rear garden adjoining open fields. The property has been newly re decorated and fitted with new carpets throughout and is being sold with no forward chain!

- **Nicely presented House in favoured West Hayling location.**
- **Three double Bedrooms.**
- **Main Bedroom has Dressing room and En-suite.**
- **Re decorated and newly fitted carpets throughout.**
- **Lounge and separate Dining Room.**
- **White family Bathroom suite. Double glazing.**
- **Gas warm air heating system annually serviced.**
- **Maple wood effect modern Kitchen.**
- **Driveway, additional parking and integral Garage. No chain!**
- **Convenient West Town shops, park, Billy track nature walk & bus routes.**

Freehold | EPC: C | Council Tax Band: C

The accommodation comprises:

Recessed entrance with light. Built in utility cupboard housing gas & electric meters. Hardwood door to –

Small Hallway –

Shelf with coats hanging space below. Shoe storage. High level consumer unit.

Lounge –

UPVC double glazed window to front elevation. Wall thermostat. dado rail. Two wall light points. Warm air heating vent. Telephone & TV aerial point. Open tread staircase to first floor. Open access to

Kitchen/Breakfast Room –

Fitted to two sides. Matching range of maple effect fronted wall and base cupboards and drawers. Single drainer stainless steel sink unit and mixer tap set in work surface. Tiled splash backs. Space and plumbing for slimline dish washer and automatic washing machine. Space for gas or electric cooker, extractor over. Wall fittings for microwave. Vinyl flooring. Built in 'Johnson & Starley' gas heating/hot water system with 'summer airflow' program. Double glazed window and door to rear garden. Wall light point. Double panel glazed door to

Dining Room –

Laminate flooring. Double glazed French doors to rear Garden. Down lighting. Service door to Garage.

Stairs to Landing –

With access to loft space.

Bedroom 1 –

Double glazed window to front elevation. Warm air heating vent. Down light. TV aerial point. Over stairs bulkhead shelf with cupboard. Open access to: **Dressing Room**. Down light. Double glazed window to front elevation. Timer switch for en suite towel radiator. **En-Suite:** Tiled double shower cubicle with mixer shower. Pedestal wash hand basin and vanity shelf with close coupled WC, concealed cistern and cupboards. Towel radiator. Extractor fan. Tiled splash backs. Vinyl flooring.

Bedroom 2 –

Double glazed window to rear elevation. Warm air heating vent. Down light. Built in wardrobe with hanging rail and shelf.

Bedroom 3 –

Double glazed window to rear elevation.

Family Bathroom –

White suite comprising shaped panelled bath with mixer tap/handheld shower, fitted screen. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. Extractor fan. Warm air heating vent. Built in airing cupboard housing hot water tank, shelving and immersion heater.

Outside –

Low fenced boundary to one side. Shingle laid frontage and driveway to

Integral Garage –

With up and over door, power & light. Water tap point and double wall cupboard.

Rear Garden –

Mainly laid to lawn. Paved patio area, outside water tap point and exterior light. Shingle display area for display tubs etc. Two garden storage containers. Fence enclosed.



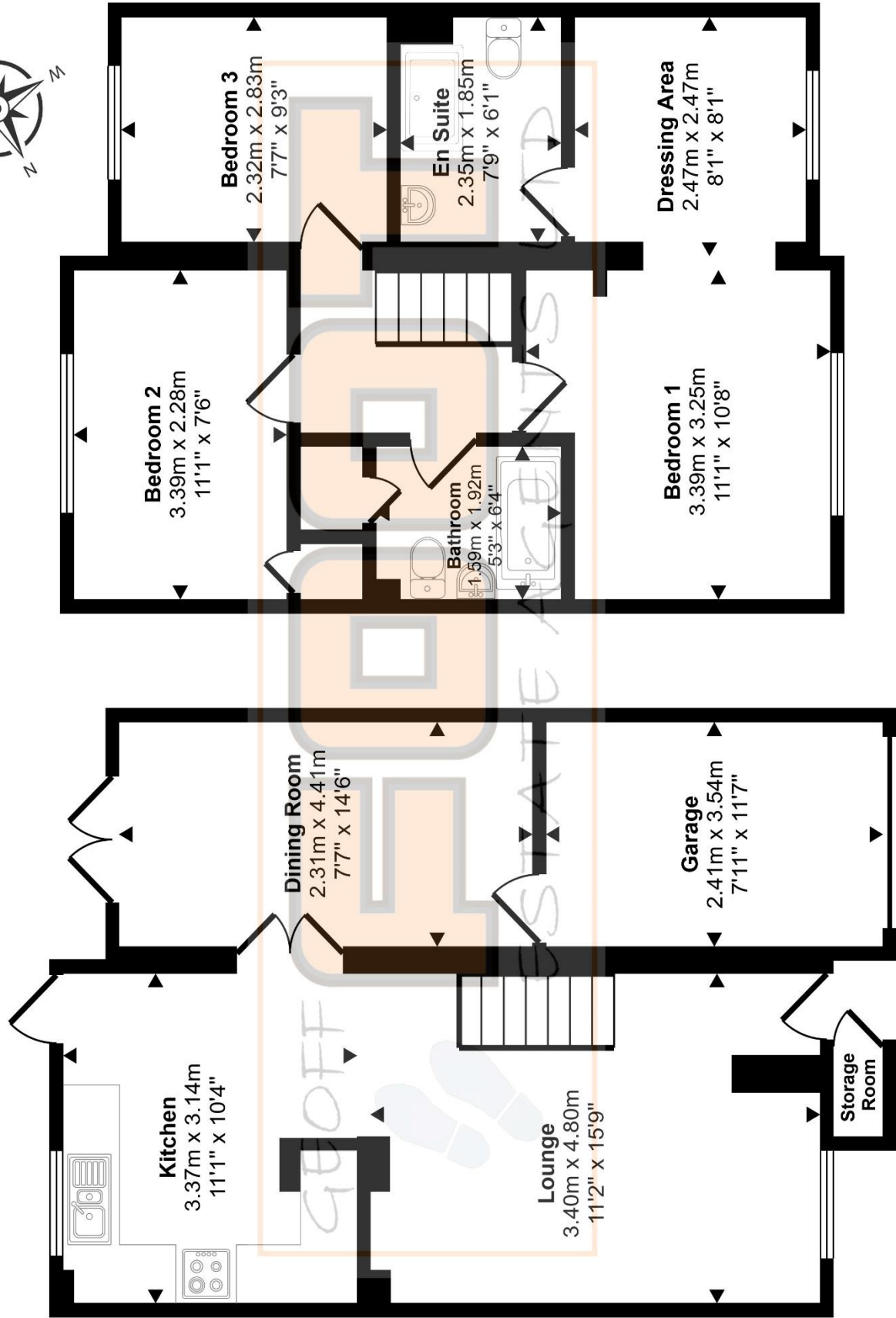
IMPORTANT INFORMATION

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		106
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft

First Floor
Approx 47 sq m / 508 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.