



33 Sandeman Grove | PO11 0FT | £355,000

GEOFF **FOOT**
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Purchased new in 2024 the property is presented in superb condition, this stylish three-bedroom, semi-detached, home in the sought after area of West Hayling, perfectly combines modern design with coastal charm. Finished to a high standard throughout, it features a contemporary kitchen, a sleek family bathroom, and tasteful décor that makes it ready to move straight into. The property enjoys a generous south-facing rear garden, ideal for relaxing or entertaining, along with off-road parking via a driveway offering space for two cars. With most of its NHBC warranty remaining, it offers both comfort and peace of mind. Nearby, the property is well-placed for local shops, amenities, and bus routes. Outdoor enthusiasts will enjoy easy access to Hayling Park, the Nature Trail, and the island's popular beach, perfect for scenic coastal walks with views across to the Isle of Wight. The property is being offered with no forward chain and an excellent choice for professionals, investors, or anyone seeking a modern, low-maintenance home close to the beach and local amenities.

- Purchased new in 2024 – superb modern condition throughout
- Stylish three-bedroom semi-detached home in sought-after West Town
- Contemporary kitchen and sleek family bathroom
- South-facing enclosed rear garden – perfect for relaxing or entertaining
- Off-road parking via private driveway
- Majority of NHBC warranty remaining for peace of mind
- Ideal for professionals, investors, or those seeking a modern coastal home
- Convenient local shops, Sea Front, Hayling Park, Nature trail and Station Theatre
- Move-in ready – modern décor and low-maintenance living
- OFFERED WITH NO FORWARD CHAIN

Freehold | EPC: B | Council Tax Band: D

The accommodation comprises:

Covered entrance, light and steps to double glazed composite door. –

Entrance Hallway –

Coats hanging space. Radiator. Consumer unit. Vinyl flooring.

Cloakroom –

Close coupled WC with push button flush. Corner wash hand basin with tiled splash backs. Radiator. Extractor fan. Vinyl flooring.

Lounge –

Digital wall thermostat. TV aerial point. Double aspect double glazed windows to front and side. Broadband point. Double radiator. Staircase rising to first floor. Door to

Kitchen/Dining Room –

Matching range of gloss 'taupe' colour fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap set in work surface. Integrated 'Zanussi' automatic washer/drier and 'Zanussi' slimline dishwasher. Wall cupboard housing 'Ideal logic' gas boiler. Inset 4-ring 'Zanussi' gas hob with built in oven below and overhead extractor. Splash back. Integrated tall fridge/freezer. concealed under cupboard display lighting. Space for table and chairs. double radiator. Under stairs storage cupboard. Double glazed window and French doors to south facing rear Garden.

Stairs to Landing –

Radiator. Built in over stairs cupboard. Access to loft space.

Bedroom 1 –

Double glazed window to front elevation. Radiator. TV wall bracket. Digital thermostat. Double mirror fronted sliding door wardrobe. Door to

En-Suite –

Tiled shower cubicle with mixer shower. Close coupled WC and pedestal wash hand basin, tiled splash backs. radiator. Mirror fronted bathroom cabinet. Shaver point. Obscure double glazed window to side elevation. Vinyl flooring. Extractor fan.

Bedroom 2 –

Double glazed window to rear Garden aspect. Radiator.

Bedroom 3 –

Double glazed window to front elevation. Radiator.

Outside Front –

Mainly laid to lawn with small shrubs to borders. Block paved driveway offering ample parking. Gas & electric meter boxes. Pedestrian gate to

South facing rear Garden –

Timber garden shed with adjoining paved area. Decking laid patio for table and chairs. Mainly laid to lawn with shingle display area and corner shrub borders. Fully fence enclosed.

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



IMPORTANT INFORMATION

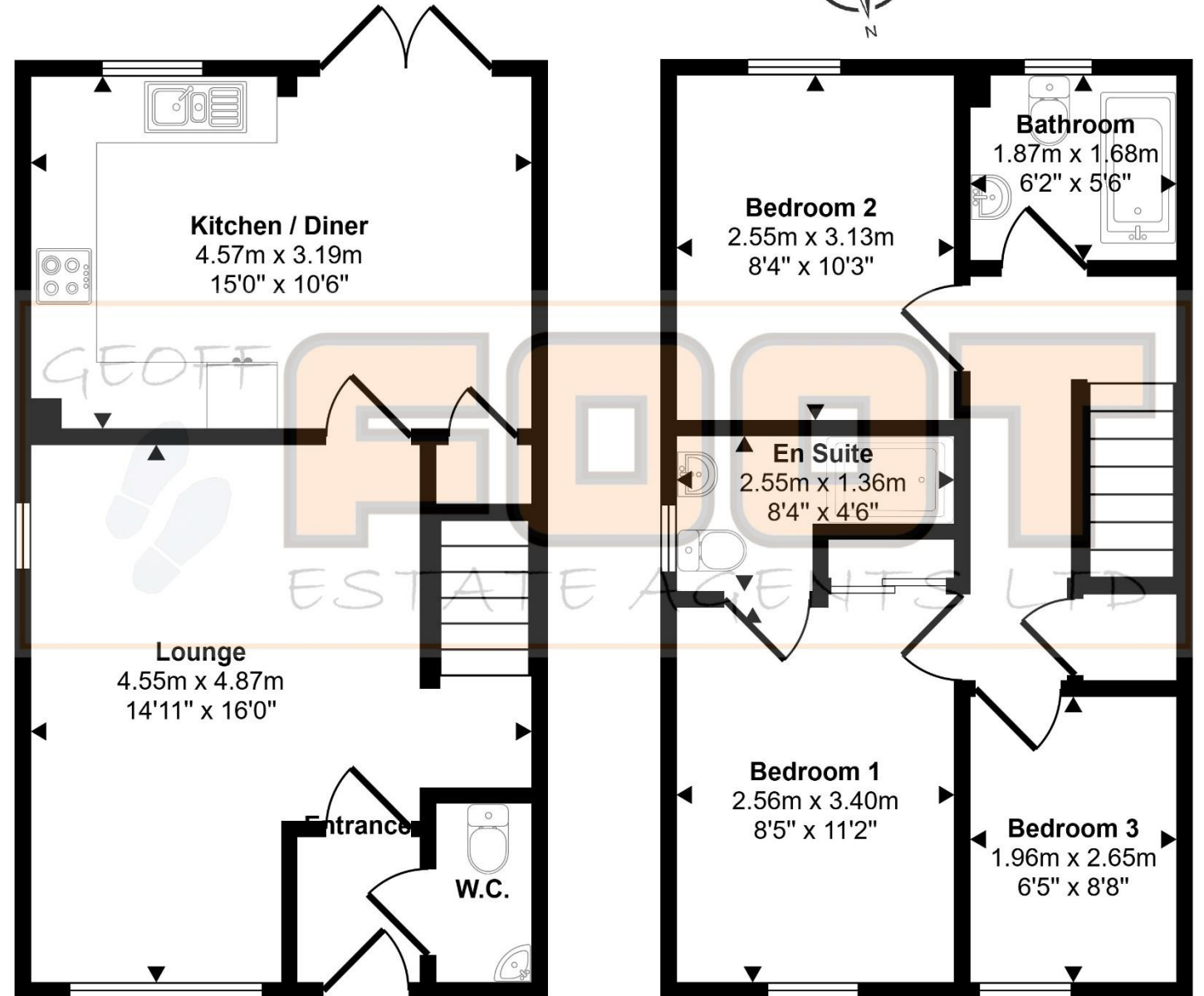
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx Gross Internal Area
76 sq m / 814 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.