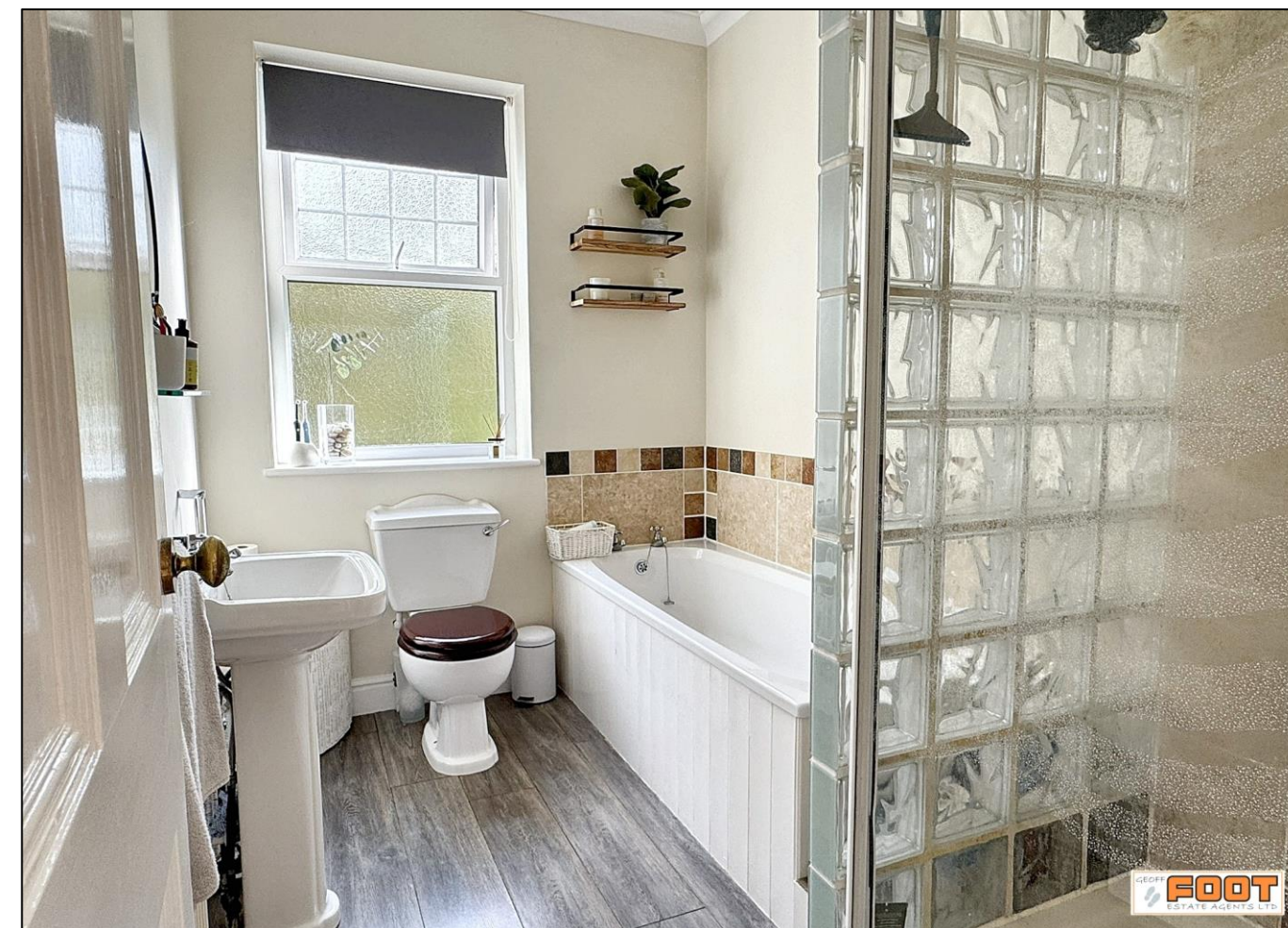




'Anchorage', Avenue Road | PO11 0LX | £475,000

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



Charming Detached 3-Bedroom Bungalow with South-Facing Garden and Period Features Internal viewing is highly recommended for this delightful, detached bungalow, built circa 1904 and beautifully blending period character with comfortable modern living. The property features three generous bedrooms, a welcoming lounge with open fireplace, a well-appointed kitchen/breakfast room, a family bath/shower room, and a practical utility/boot room leading to the enclosed south-facing rear garden. Externally, double gates open onto a concrete driveway providing ample parking and access to an integral garage. The property retains several original details, including sash-style windows and an attractive Victorian tiled path leading to the front door, adding to its charm. Ideally located within easy reach of the Hayling Billy Nature Trail, offering scenic coastal walks, cycling routes, and tidal water sports, with convenient access to Havant's Road and rail links connecting to the A3(M), A27, and London.

- **Charming, detached bungalow built circa 1904**
- **Retains attractive period features including sash-style windows and Victorian tiled pathway**
- **Three generous Bedrooms**
- **Spacious lounge with open fireplace**
- **Kitchen/breakfast room and separate utility/boot room**

- **Family bath/shower room**
- **Double gates with concrete driveway and integral garage providing ample parking**
- **Mature 'wrap around' Gardens with rear Garden facing South.**
- **Close to Hayling Billy Nature Trail, ideal for walking, cycling, and water sports**
- **Convenient access to Havant with road and rail links to the A3(M), A27,**

Freehold | EPC: E | Council Tax Band: C

The accommodation comprises:

Veranda style entrance with step, two wall light points and part panel glazed door to –

Entrance Hallway –

Laminate flooring. access to loft space. Dado rail. Wall thermostat. Radiator. Coats hanging space. high level Consumer unit and electric meter.

Lounge –

Feature cast iron fireplace with wooden mantle and surround, slate backing and matching hearth. Picture rail. Two radiators. Laminate flooring. Original 'sash style' bay window to front. Door to inner Hall.

Kitchen/Breakfast Room –

Comprehensive range of light maple wood effect wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Tiled splash backs. Further range of wall and base cupboards to one wall. Space for tall fridge/freezer and table with chairs. Radiator. Sash style window to rear aspect. Wall mounted 'Vaillant' gas boiler, heating/hot water timer control unit and shelving. Cupboard housing hot water tank and shelving. Down lighting. Panel glazed door to

Utility/Boot Room –

Space and plumbing for automatic washing machine and tumble drier. Vinyl flooring. Glazing to three sides, power point and door to Garden.

Bedroom 1 –

Wooden fireplace surround with marble effect backing. Original 'sash style' bay window to front aspect. Radiator. Laminate flooring.

Inner Hall – Radiator. Two wall light points. Loft access.

Family Bath/Shower Room –

White suite comprising panelled Bath with tiled splash backs. Pedestal wash hand basin, shelf over and close coupled WC. UPVC obscure double glazed window to side aspect. Laminate flooring. Radiator with rail over. Glass block divider and door to tiled shower enclosure with 'Triton' electric shower.

Bedroom 2 –

Twin 'sash style' windows to rear elevation with venetian blinds. Double radiator. Laminate flooring. Spotlight bar. Double wardrobe with hanging rail and shelf, cupboard over.

Bedroom 3 –

Twin UPVC double glazed 'sash style' windows to rear elevation. Laminate flooring. Two radiators. TV aerial point.

Integrated Garage –

With up and over door, power and light. UPVC double glazed window to side. Double drainer sink unit with hot and cold feed and shelving. Service door to inner Hall.

Outside –

Double gates to front opening onto concrete driveway. Fence and hedging to front and side boundaries. laid to lawn with shrubs to borders. Tall silver birch tree and ornamental palms. Pedestrian gate to

South facing rear Garden. –

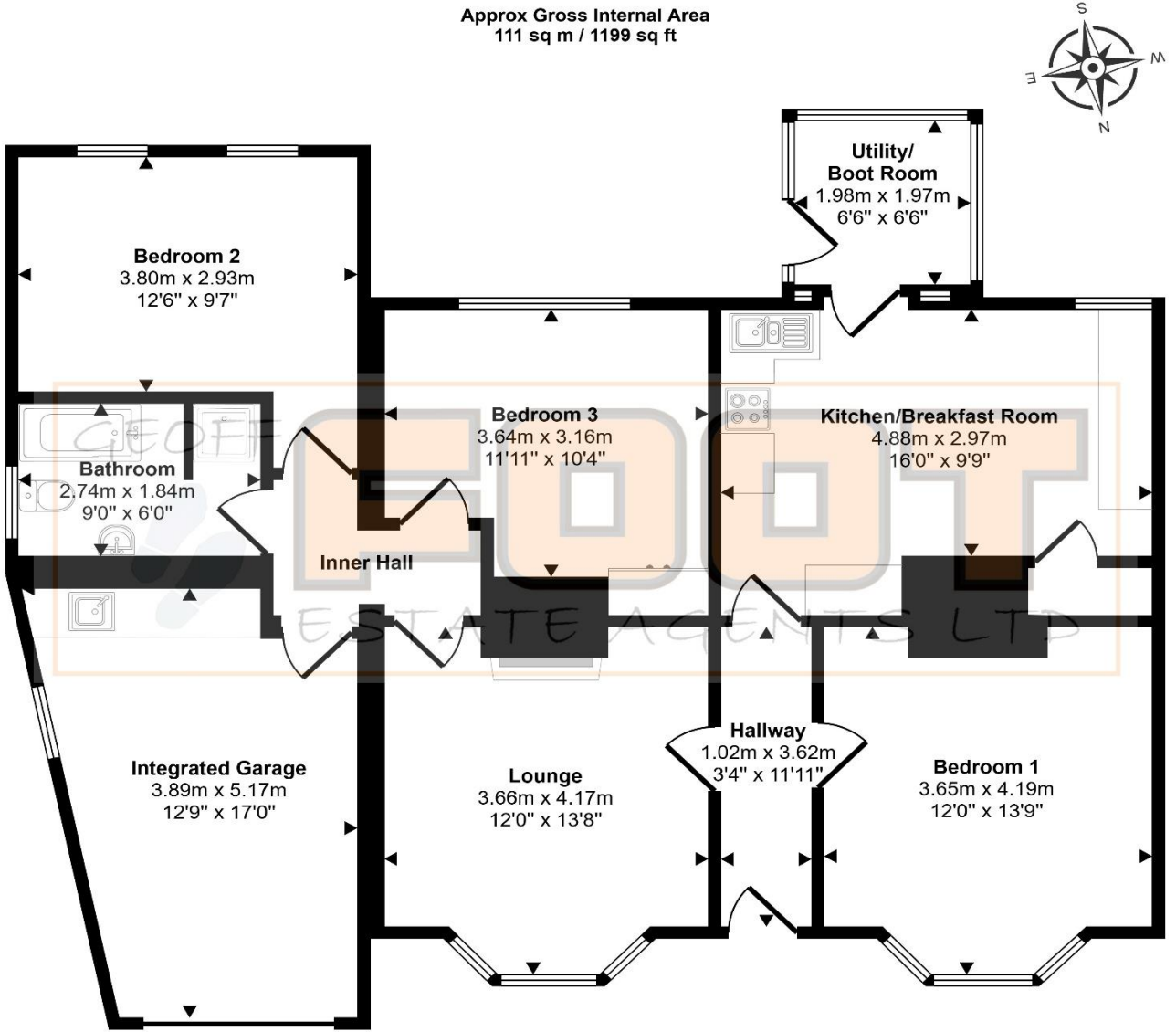
Exterior wall light. Outside water tap point. Paved patio for seating. Timber garden shed. Mainly laid to lawn with established shrubs to borders. High hedged side boundary. Return path and gate to front.

Please scan the QR code for your detailed Virtual Tour of this property >>>



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.



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.

