



65 West Lane | PO11 0JJ | £349,950

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



Three-Bedroom, Semi-Detached House with Generous West Facing Garden and Garage Internal viewing is highly recommended for this three-bedroom, semi-detached house, ideally positioned close to West Towns local shops, eateries, and the Hayling Billy Nature Trail offering scenic walks and coastal views. The property features a spacious lounge, a modern kitchen/diner, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. From the rear elevation, there are pleasant views over open farmland and towards the Hayling Billy Trail. Externally, the home benefits from a generous west-facing rear garden, a long driveway providing ample off-road parking, a car port, and a garage. This property is ideal for families, first-time buyers, or those seeking to downsize to a comfortable and well-located home close to Hayling's amenities and seafront.

- **Well-positioned three-bedroom semi-detached house**
- **Spacious lounge and modern kitchen/diner**
- **Convenient downstairs cloakroom**
- **Pleasant views over farmland towards the Hayling Billy Trail**
- **Generous west-facing rear garden**
- **Long driveway providing ample off-road parking**
- **Car port and garage**
- **Close to local shops, eateries, and the Hayling Billy Nature Trail**
- **Ideal for families, first-time buyers, or those looking to downsize**

Freehold | EPC: | Council Tax Band: D

The accommodation comprises:

Covered entrance. Hardwood door to –

Hallway –

Coats hanging space. Vinyl flooring. Radiator. Under stairs storage cupboard housing Consumer Unit & electric meter. Staircase rising to first floor.

Cloakroom –

Corner wash hand basin and close coupled WC with tiled splash backs. Shelf over. Obscure double glazed window to front. Vinyl flooring.

Lounge – 15' 10" x 11' 0" (4.82m x 3.35m)

Double radiator. TV aerial point. Double glazed window and French doors to rear Garden. Wall thermostat.

Kitchen/Diner – 18' 4" x 9' 5" (5.58m x 2.87m)

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Space and plumbing for automatic washing machine. Double glazed window with venetian blind to front aspect. Fitted 'Beko' electric cooker with splash back and over head extractor hood. Further range of white gloss fronted wall and base cupboards and drawers. Space for tall fridge/freezer. Dining area: Double radiator. Space for table and chairs. Window and panel glazed door to side Car Port.

Stairs to Landing –

Access to loft space via fitted ladder. Built in airing cupboard housing hot water tank and shelving.

Bedroom 1 – 13' 0" x 9' 0" (3.96m x 2.74m)

Double glazed window to rear elevation offering pleasant views over farmland. Wall mirror. Glass fronted wardrobe. Radiator.

Bedroom 2 – 12' 1" x 9' 0" (3.68m x 2.74m)

Double built in wardrobe with hanging rail and shelf. Double glazed window to front elevation. Radiator.

Bedroom 3 – 9' 9" x 6' 4" (2.97m x 1.93m)

Double glazed window to rear elevation with views over farmland. Radiator. Wall shelving.

Family Bathroom –

White suite comprising shaped paneled Bath with mixer tap, screen and 'rainfall style' shower with hand held diverter. Tiled splash backs. Wide wash hand basin with mixer tap and cupboard below. Wall mirror. Close coupled WC. Towel radiator. Obscure double glazed window to front elevation. Vinyl flooring.

Outside –

Shingle laid area for additional parking and long concrete driveway giving ample parking for several cars, boat etc. Outside water tap point. Car Port with windows to one side.

Attached Garage – 17' 4" x 8' 5" (5.28m x 2.56m)

With up and over door, power, light and storage to rafters. Rear service door.

West facing Rear Garden –

Mainly laid to lawn with shrubs to borders. Timber Garden shed. Garden store. Log Cabin with power and light. Fenced boundaries.



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.

