



70 Saltmarsh Lane | PO11 0JT | £495,000

GEOFF
 **FOOT**
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Beautifully presented and thoughtfully extended, this spacious four-bedroom semi-detached home is ideally located in a popular West Hayling position, offering generous and versatile accommodation perfect for modern family life. Benefitting from two reception rooms, the layout provides excellent flexibility for both everyday living and entertaining. The property enjoys a convenient setting close to West Town's local shops and amenities, while Hayling Park, the Hayling Billy Nature Trail, and the island's picturesque beach are all within easy reach, providing wonderful opportunities for outdoor walks and coastal enjoyment. To the rear, a well-maintained south-facing garden offers a private and inviting space to relax, while off-road parking is provided via a smart resin driveway. Upstairs, the principal bedroom benefits from an en-suite, and two bedrooms on the first floor enjoy pleasant open views across neighbouring fields, adding to the sense of space and tranquillity. An ideal home for families, professional couples, or those looking to downsize from a larger property without compromising on comfort, space, or location

- **Extended four-bedroom semi-detached home**
- **Beautifully presented throughout**
- **Two reception rooms offering adaptable living**
- **Lounge with open access to Dining room.**
- **Family bathroom, en-suite and downstairs cloakroom**
- **Off-road parking via resin driveway & integral Garage.**
- **Spacious Kitchen/Breakfast Room.**
- **Well maintained, South-facing, rear garden**
- **Conveniently situated to West Town shops/amenities, Hayling Park & nature trails**
- **Ideal home for families or professional couples**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Entrance with step and wall lights. Double glazed door to –

Hallway –

Double radiator. Dado rail. Staircase rising to first floor with cupboard below.

Cloakroom –

Corner wash hand basin with tiled splash back. Close coupled WC. Laminate flooring. Obscure double glazed window to front with venetian blind. Wall mirror.

Lounge –

'Adams style' fireplace with space for electric fire. Marble backing and matching hearth. Double glazed bow window to front aspect. Double radiator. Dado rail. TV/Broadband aerial points. Wide arch to

Dining Room –

Dado rail. Wall thermostat. Double radiator. Space for table and chairs. Double panel glazed opening doors to

Conservatory –

Double glazed window units to two sides and double glazed French doors with fitted vertical blinds. Tiled flooring.

Kitchen/breakfast Room –

Inset double sink unit with single drainer, cupboards below. Space and plumbing for automatic washing machine. Adjacent work surface with matching range of gloss cream fronted wall and base cupboards and drawers. Space for tumble drier. Concealed under cupboard lighting. Space for 'Smeg' range style 5-ring cooker (negotiable) with two ovens, one fan assisted, extractor hood over. Tiled effect laminate flooring. End display shelving. Tall larder cupboard. Double glazed window and door to south facing rear Garden. Wide arch to Breakfast area: Space for table and chairs. Work surface with cupboards and drawers below. Double glazed window with venetian blind overlooking garden. Space for 'American style' fridge/freezer (negotiable). Dado rail. Lighting.

Split staircase to Landings 1 & 2 –

Main landing with doors to Bedrooms 2,3 & 4. Built in airing cupboard with hot water tank and immersion heater. Access to loft space. Landing 2 leading to Main Bedroom.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Door to: En-Suite. White suite comprising panelled Bath with mixer tap and wall mounted 'Mira' shower over, fitted screen. Vanity shelf with twin 1/2 inset wash hand basins close coupled WC, concealed cistern and twin cupboards below. Obscure double glazed window to rear elevation with venetian blind. Robe hanging space. Radiator. 'Flotex' flooring.

Bedroom 2 –

Double glazed window to rear elevation overlooking fields. Vertical blinds. Radiator.

Bedroom 3 –

Radiator. Double glazed window to rear elevation. Laminate flooring.

Bedroom 4 –

Double glazed window to front elevation. Radiator. Laminate flooring. Double built in wardrobe with shelving.

Family shower room –

Corner shower enclosure with 'Mira' mixer shower. Vanity shelf with half inset wash hand basin, mixer tap, close coupled WC with concealed cistern, cupboard below. Ceramic wall tiling. Radiator. Wall mirror. 'Flotex' flooring. Shaver point.

Outside –

Low walled and hedged boundaries. Wide 'resin set' driveway with additional parking. Pedestrian gate to rear garden.

Integral Garage –

With up and over door, power and light.

South facing Rear Garden –

Raised decking area. Mainly laid to lawn. Paved patio. Covered 'Hot Tub' area with trellis & fence surround. Hot tub is a 'Lazy spa' rigid inflatable which is negotiable. Corner timber Garden shed with power. Hedging and fencing to boundaries, adjoining fields to rear.


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



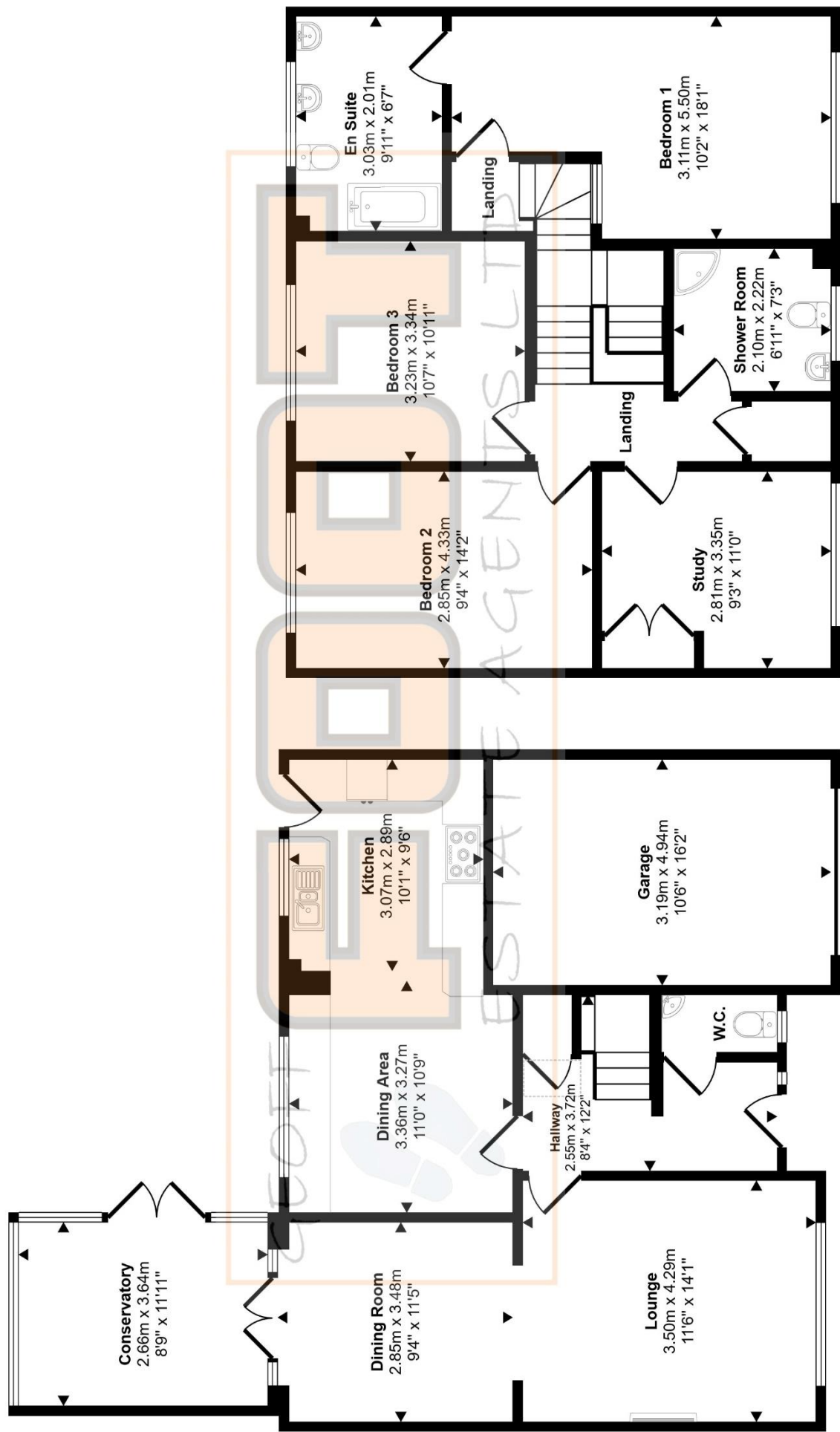
IMPORTANT INFORMATION

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	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	84
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
156 sq m / 1684 sq ft



Ground Floor
Approx 84 sq m / 902 sq ft

First Floor
Approx 73 sq m / 782 sq ft

Denotes head height below 1.5m

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.