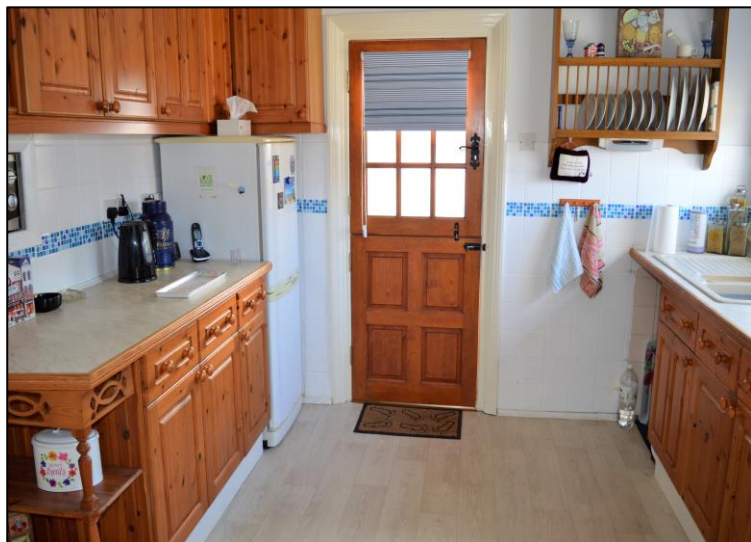




156 Sea Front | PO11 9HP | £575,000

GEOFF **FOOT**  
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Geoff Foot Estate Agents are delighted to offer this detached Character residence built circa 1915 (approx.) just back from the promenade offering superb direct views across Hayling Bay to Selsey, IOW, Southsea and Spinnaker Tower. There is an observation room, 4 bedrooms and a Bathroom on the first floor. The ground floor has Lounge and separate Dining room, Kitchen, Utility, downstairs Cloakroom and long rear garden leading to detached double Garage and parking. Internal viewing recommended.

- **Detached character house on Sea Front Road. Built Circa 1915**
- **Four Bedrooms. Lounge & separate Dining Room.**
- **Downstairs Cloakroom. Family Bath/Shower Room upstairs.**
- **Multi fuel burner and gas heating system.**
- **Observation room providing superb 180 degrees sea views.**
- **Detached double Garage and parking.**
- **Enclosed long rear garden.**
- **Convenient to local shops and amenities.**
- **Just back from Sea Front with direct access and fabulous views.**
- **Internal viewing highly recommended.**

Freehold | Council Tax Band: E

The accommodation comprises:

**Feature Hallway** – Quarry tiled flooring. Picture rail. Wall light points. Telephone points. Central staircase rising to first floor. Radiator. Door to Kitchen. Door to:-

**Dining Room – 10' 4" x 8' 11" (3.15m x 2.72m)**

Double glazed bow window to front aspect providing direct views to Seafront & I.O.W. Verticic blinds. Radiator. Picture rail. Built in cupboard with shelving.

**Lounge – 21' 5" x 11' 9" (average) extending to 13'4"**

Exposed timber flooring. Picture rail. Recess with multi-fuel burner and stone hearth. Gas point. Wooden display mantle over. Three wall light points, triple aspect windows with front bow to pleasant front aspect. Double glazed window to side and double glazed French doors leading to rear garden. Two radiators and fitted vertical blinds.

**Inner Hall** – Radiator and under stairs storage cupboard.

**Cloakroom** – Pedestal wash hand basin, close coupled WC, radiator and slip resistant flooring. Work top with cupboard below, space and plumbing for automatic washing machine. Tiled splash backs and double glazed window to rear aspect. Wall mirror.

**Kitchen – 10' 4" x 10' 1" (3.15m x 3.07m)**

Fitted to two sides. Single drainer sink unit with mixer tap set in work surface, cupboards and drawers below. Space for dishwasher. Space for cooker. Overhead extractor hood. Wall cupboards. Double glazed window over looking rear garden. Adjacent work surface with matching range of pine fronted wall and base cupboards and drawers. Recess for fitted microwave and space for tall fridge/freezer, end display shelving, radiator and attractive wall tiling. Quarry tiled flooring beneath lino flooring. Return panel glazed door to

**Rear Lobby/Utility –**

Tiled flooring. Louvre fronted walk-in storage cupboard housing 'Halstead' gas boiler. Gas and electric meters, consumer unit, light and shelving. Partly tiled walls, space for tumble drier, obscure double glazed window to side, light and obscure double glazed door to side aspect and rear garden.

**First Floor Landing** – Radiator. Access to loft space, wall thermostat and bulkhead over stairs storage cupboard.

**Bedroom 1 – 13' 6" into dormer x 10' 0" to wardrobes (4.11m x 3.05m)**

Double aspect double glazed dormer, windows to side and front providing superb sea views. Radiator. Mirror fronted sliding door wardrobes with hanging rail and shelving. Wall light points.

**Bedroom 2 – 10' 4" max x 9' 0" into dormer (3.15m x 2.74m)**

Wall light point. Picture rail. Radiator. Built in wardrobe with cupboard over. Double glazed dormer window providing pleasant sea views.

**Bedroom 3 – 10' 2" into dormer x 10' 4" max (3.10m x 3.15m)**

Radiator. Wall light point. Double glazed dormer window to rear elevation. Wash hand basin with cupboard below and tiled splash backs. Built in wardrobe with hanging rail.

**Bedroom 4 – 7' 6" into dormer x 8' 0" max to wardrobes (2.28m x 2.44m)**

Double glazed dormer window to rear elevation. Built in airing cupboard housing hot water tank and shelving. Heating/hot water timer control switch.

**Observation room – 8' 5" x 7' 10" (2.56m x 2.39m)**

Irregular shape. Triple double glazed windows to front and 2 sides offering superb 180 degrees views to Selsey across to IOW, Hayling Beach, Southsea and round to Spinnaker Tower. Ceiling light fan and exposed timber

**Family Bath/Shower Room – 9' 0" x 7' 6" minimum (2.74m x 2.28m)**

Pastel suite comprising corner panelled bath with twin hand grips and mixer tap. Close coupled WC and pedestal wash hand basin. Corner shower cubicle with wall mounted 'Triton Rapture' electric shower. Wall shaver point, slip resistant flooring and radiator. Double aspect double glazed windows to rear and side.

**Outside** – South facing low walled front boundary with pedestrian gate. Mainly laid to pebble with raised flower/small shrub borders. Paved seating area. Two gates either side leading to:

**Enclosed Rear Garden –**

Paved patio area, outside water tap and attractive decking area for seating with Pergola over and side trellis for climbers. Raised railway sleeper flower borders. Well maintained lawn with shaped pathway leading to extensive paved patio area. Greenhouse. Timber garden shed, pond area with shingle surround. Log store and external sensor lights. Access to:

**Double Garage – 19' 1" x 18' 7" (5.81m x 5.66m)** With driveway approach from Sea Grove Avenue. Electric roller door, wall cupboards, power, lights and work bench. Return service door and window to rear garden.



**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.

