

Hugh Hickman & Son

Valuers and Estate Agents

8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF

Telephone No: 023 9246 3008

www.hughhickman.co.uk

post@hughhickman.co.uk



Hugh Hickman and Son are very pleased to offer for sale this spacious, pretty three bedroom chalet style detached bungalow, which is located in one of the most sought-after roads on Hayling Island. The property is situated only a short distance from both the Seafront and West Town Shopping Centre with all its amenities. The Hayling Billy Trail with its pleasant coastal walks is also within easy reach. The property benefits from UPVC double glazing and gas central heating. The downstairs accommodation comprises a spacious hallway, 25'9" x 14'10" (7.84m x 4.52m) lounge, south facing double glazed conservatory, dining room, kitchen / breakfast room, two bedrooms and a spacious shower room. The first floor has the master bedroom with an en-suite bathroom. The property also has an in and out driveway, (with ample off road parking), a detached garage and a mature pretty rear garden, making it ideal either for retirement, for a family or someone looking for a property with lots of further potential. Please note that we are informed vacant possession can be offered if required.

Havant Town Centre with its train service to London is also only an approximate fifteen-minute drive away.

Viewing is by appointment only please through Hugh Hickman and Son.

'SHEEN WOOD'
17 SINAH LANE, HAYLING ISLAND
HAMPSHIRE, PO11 0EY
£649,995 FREEHOLD

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF
VAT No: 107 6574 65

Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

COVERED PORCH UPVC double glazed front door with obscured glass, (and two small matching UPVC double glazed side windows with obscured glass), to:

SPACIOUS HALLWAY **12'6" x 12'5" (3.81m x 3.78m) max.** Stairs leading to the first floor, (with a cupboard under). Built in cupboard. Coved ceiling. Radiator. Telephone point. Alarm system controls. Access to the loft space. Feature oak doors to:

LOUNGE **25'9" x 14'10" (7.84m x 4.52m)** UPVC double glazed window to the front. Coved ceiling. Dimmer switch. Two television points. Two UPVC double glazed windows to the side. Feature fitted coal effect gas fire with an attractive surround. Two radiators. Telephone point. Coved ceiling. Part glazed door to the dining room. South facing double glazed double doors, (with two double glazed side windows), to:

CONSERVATORY **12'2" x 11'7" (3.70m x 3.53m)** South facing and built with a brick base. Ten double glazed windows with pleasant views over the rear garden. Double glazed French doors leading to the rear garden. Wall light. Radiator. Power points.

DINING ROOM **13'6" x 13' (4.11m x 3.96m)** South facing UPVC double glazed window with pleasant views over the rear garden. Radiator. Coved ceiling. Inset ceiling spotlights. South facing UPVC double glazed door to the rear garden. Serving hatch through to the kitchen/breakfast room. Two dimmer switches. Part glazed oak door to the hallway.

KITCHEN / BREAKFAST ROOM **13'1" x 12'4" (3.98m x 3.75m)** Fitted on all sides. Range of worktops with drawers and cupboards under. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards, (with concealed lighting under). Built in Newhome stainless steel double oven with a four ring ceramic hob above. Stainless steel extractor over. Small breakfast bar. Recess with plumbing for a washing machine. Recess with plumbing for a dishwasher. Recess for a tumble dryer. Recess for a fridge/freezer. Walls part tiled. Laminated wood flooring. Radiator. Inset ceiling spotlights. Wide south facing UPVC double glazed window with pleasant views over the rear garden. UPVC double glazed door with obscured glass to the side. Serving hatch through to the dining room.

BEDROOM 3 **9'10" x 8'9" (2.99m x 2.66m)** UPVC double glazed window to the side. Radiator. Recessed shelving. Fitted desk unit. Telephone point. Triple door fitted wardrobe.

BEDROOM 2 **12'1" x 9'10" (3.68m x 2.99m)** Wide UPVC double glazed window to the front. Coved ceiling. High level UPVC double glazed window to the side.

SHOWER ROOM Low level WC. Vanity wash hand basin with cupboards under. Wide fully tiled shower enclosure with an Aqualisa thermostatic shower. Walls fully tiled. Heated towel rail/radiator. Fitted mirror with two vanity lights. UPVC double glazed window with obscured glass to the front. Inset ceiling spotlights.

FIRST FLOOR

SMALL LANDING Spacious built in cupboard. Door to the large eaves storage space, (which has an electric light). Door through to:

BEDROOM 1 **15'10" x 11'5" (4.82m x 3.47m)** South facing UPVC double glazed window to the rear. Radiator. Telephone point. Built in wardrobe. Door to the eaves storage space. Built in airing cupboard which houses the hot water tank and shelving. Door to:

BATHROOM EN-SUITE Low level WC. Bidet. Vanity wash hand basin with cupboards under. Panelled bath with mixer taps and a shower over. Side screen. Walls fully tiled. Heated towel rail/radiator. Fitted mirror, (with lighting). South facing double glazed roof window to the rear. Inset ceiling spotlights.

OUTSIDE 'In and out' driveway, (with ample off road parking). **18' x 9'8" (5.48m x 2.94m) covered car port.** **Detached 15'10" x 8'7" (4.82m x 2.61m) garage,** (internal measurements), which has an up and over door, a window to the side, a door to the side and electric light and power. Side access with a gate. Outside tap. Outside lights.

GARDENS The **front garden** has shrubs and bushes. The mature pretty **rear garden** is south facing and laid to lawn. Large paved patio area. Well-stocked borders. Vegetable garden area. Mature trees, shrubs and bushes. Ideal for either children or the keen gardener.







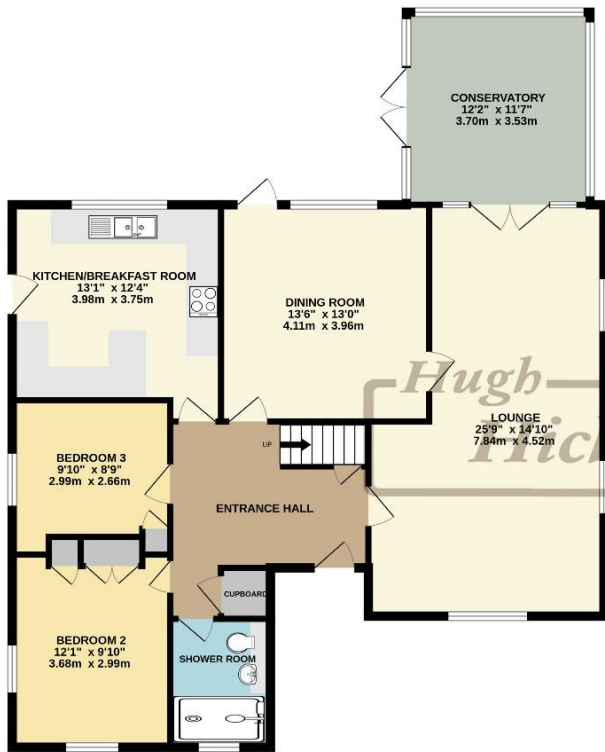








GROUND FLOOR



1ST FLOOR



GUIDANCE USE ONLY : NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON

Please note the services and appliances have not been tested and all measurements are approximate.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
Opening Hours : 9.00 am to 5.30 pm Monday to Friday
9.00 am to 3.00 pm Saturday