



16 Haslemere Gardens | PO11 9SD | £485,000

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



Situated in the sought-after South East Hayling area, this well-presented four-bedroom detached chalet bungalow offers spacious and highly adaptable accommodation, extending to approximately 1,250 sq ft. Ideally located for the nearby nature reserve, Sparks Marina, and Hayling Seafront, the property provides easy access to coastal walks, picturesque views across to the Isle of Wight, and a range of water-based activities. The home is thoughtfully arranged to suit a variety of lifestyles. With four generous double bedrooms, two of which are located on the ground floor, the property is perfectly suited for those requiring flexible living space, whether for multi-generational living, guest accommodation, or working from home. A ground floor cloakroom/shower room and a first-floor family bath/shower room add to the practicality. The main living space includes a spacious lounge leading through to a separate dining room, along with a well-appointed kitchen/breakfast room and a separate utility room, creating a comfortable and functional layout for everyday living. Externally, the property continues to impress. A large paved driveway to the front provides ample off-road parking for multiple vehicles, as well as space for a boat or motorhome. To the rear, a well-sized lawned garden with a raised decking area and pond offers a pleasant outdoor space to relax and unwind. In addition, a double garage with adjoining office area and WC provides excellent storage or further work-from-home potential. A fantastic opportunity for families or buyers seeking a flexible home in a desirable coastal location.

- **DECEPTIVELY SPACIOUS CHALET BUNGALOW IN SANDY POINT**
- **FOUR DOUBLE BEDROOMS (TWO DOWNSTAIRS)**
- **DOWNSTAIRS CLOAK/SHOWER ROOM**
- **BATH/SHOWER ROOM TO FIRST FLOOR**
- **ENTRANCE PORCH**
- **KITCHEN/BREAKFAST ROOM. UTILITY**
- **VERSATILE ACCOMMODATION**
- **DETACHED DOUBLE GARAGE WITH ADJOINING OFFICE AREA**
- **EXTENSIVE PAVED DRIVEWAY OFFERING PARKING SEVERAL CARS, BOAT, CAMPERVAN ETC.**
- **ENCLOSED REAR GARDEN. CONVENIENT NATURE RESERVE & SPARKS MARINA.**

**Freehold | EPC: D | Council Tax Band: D**

The accommodation comprises:

**Double glazed side entrance door to Porch –**

With tiled effect laminate flooring. Double glazed window to side aspect. Door to

**Entrance Hallway –**

Double radiator. Staircase to first floor with under stairs cupboard below.

**Lounge –**

Double glazed square bay window to side aspect. Feature brick built fireplace with wooden mantle, two side display plinths and TV shelf, brick hearth and fitted gas log effect gas fire. Dado rail. Double radiator. Wide arch to

**Dining Room –**

Double radiator. Dado rail. High level window. Double glazed French doors and windows overlooking rear Garden. Door to

**Kitchen/Breakfast Room –**

Extensive range of 'country style' wall and base cupboards and drawers fitted to three sides. 1.5 bowl sink unit and mixer tap set in work surface, cupboards and drawers below. Integrated dish washer. Tall cupboard with space for tall fridge/freezer. 4-ring 'Hotpoint' gas hob, extractor hood over. Glass fronted display cupboards. Tiled splash backs. 'Hotpoint' upright oven and grill. Tiled effect laminate flooring. double glazed window and door to rear Garden. Door to

**Utility room –**

Work surface with cupboards over and below. Space and plumbing for automatic washing machine and tumble drier. Wall shelving. Skylight roof window. Obscure double glazed door to rear Garden.

**Bedroom 1 –**

Matching range of over bed space cupboards with display shelving. Dressing table unit and chest of drawers. Twin double wardrobes. Double glazed bay window to front. Double glazed window to side aspect. Radiator.

**Bedroom 2 –**

Double glazed bay window to front elevation. Double radiator. Obscure double glazed feature port hole window.

**Cloak/Shower room –**

Inset wash hand basin with cupboard below and tall side cupboards. Close coupled WC with concealed cistern beneath vanity shelf. Corner shower enclosure with rainfall style shower and hand held diverter. attractive wall tiling. Obscure double glazed window with venetian blind/ Ladder style towel radiator.

**Stairs to Landing –**

Telephone point. Skylight window.

**Bedroom 3 –**

Double glazed window to front elevation. Double radiator. TV aerial point. Two eaves storage cupboards.

**Bedroom 4 –**

Double glazed window over looking rear Garden. Double radiator. Eaves storage cupboard.

**Family Bath/Shower Room –**

White suite comprising panelled Bath, vanity shelf with inset wash hand basin, cupboard below. Close coupled WC. Ceramic wall tiling. Two wall mirrors. Built in enclosure with 'Gainsborough' electric shower. Double radiator. Velux skylight window.

**Outside –**

Extensive block paved driveway to front offering parking for cars, campervan etc. Hedge and fence side boundaries. Meter box. Electric socket. Double gates and continuation of driveway to

**Detached double Garage –**

With up and over roller door, window, power and lighting. Storage to rafters. Cupboards and shelving. Double glazed Upvc service door to Office area: Velux skylight window. Sink unit set in work surface, cupboard below. Door to WC with wash hand basin and cabinet. Built in storage room.

**Enclosed Rear Garden –**

Mainly laid to lawn with inset pond, raised decking area for seating beneath Pergola. Shrub border. Outside water tap point.



**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.

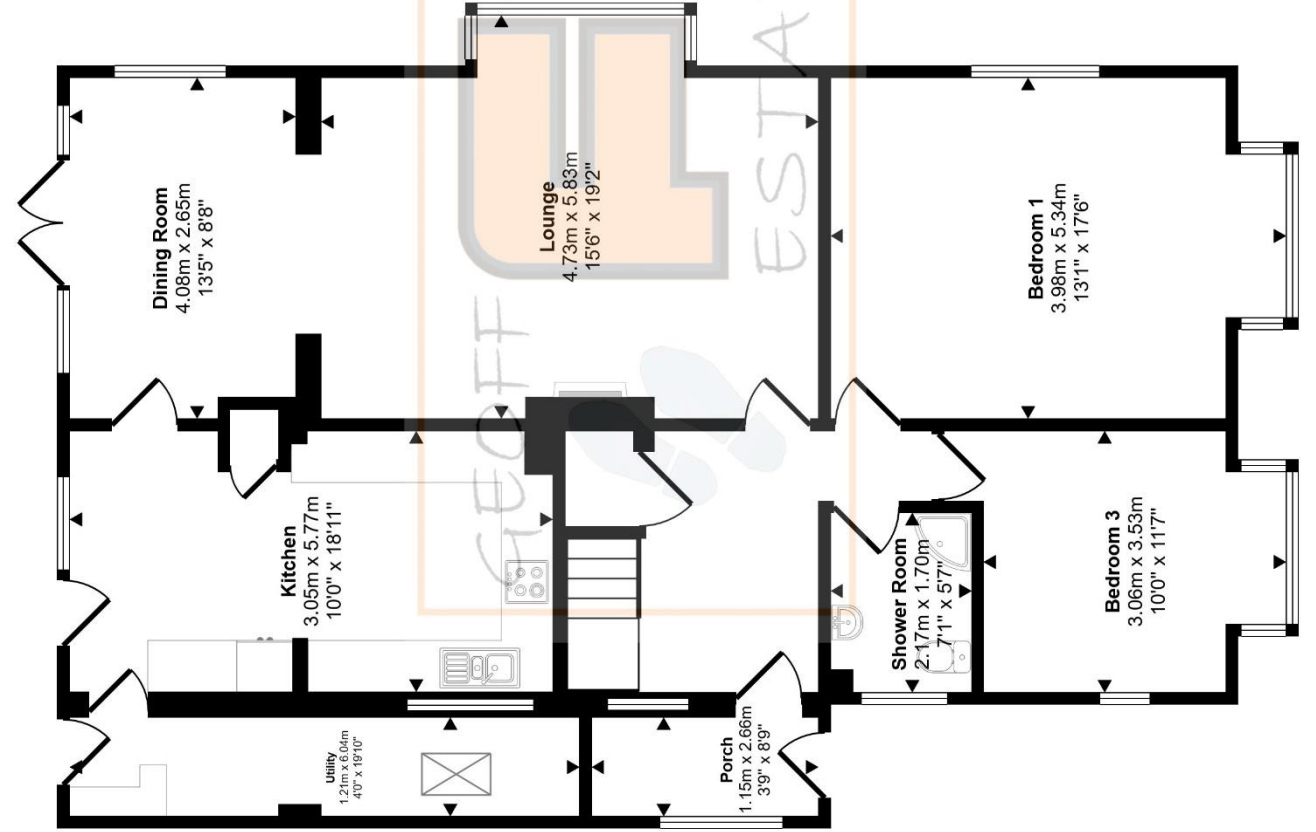
[To view the virtual tour for this property please scan the QR Code >>](#)



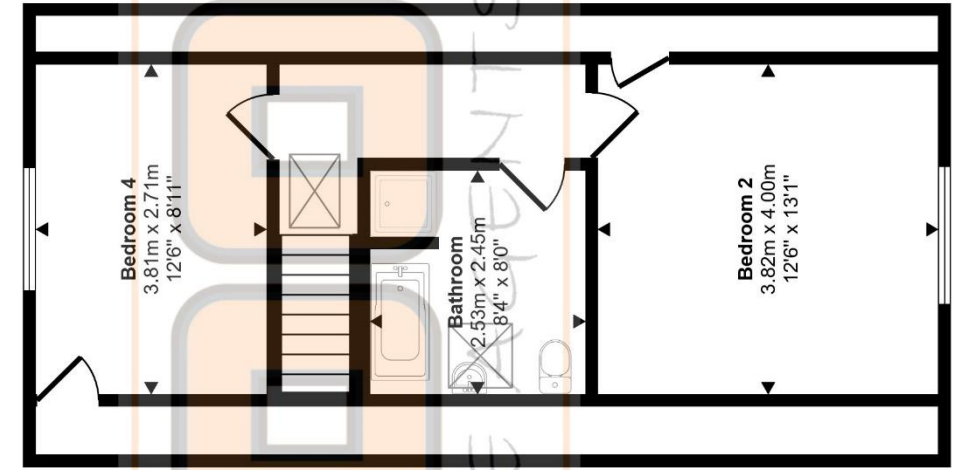


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>60</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

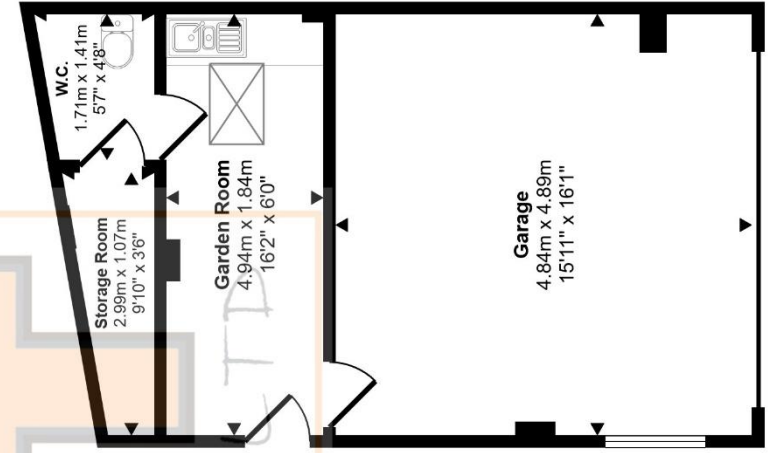
Approx Gross Internal Area  
209 sq m / 2249 sq ft



Ground Floor  
Approx 116 sq m / 1250 sq ft



First Floor  
Approx 54 sq m / 581 sq ft



Outbuilding  
Approx 39 sq m / 417 sq ft

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 Shippy 360.