



“Pantiles” 160 Sea Front | PO11 9HP | £650,000

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
email: sales@geofffoot.co.uk



Occupying a prime South Hayling seafront position with direct sea views, this charming, detached chalet bungalow presents a rare opportunity to acquire a home in one of the island's most desirable coastal settings. Positioned directly opposite Hayling Beach, the property is perfectly suited to those looking to enjoy coastal living at its finest, whether for scenic walks, swimming, water sports, or simply admiring the ever-changing sea views. The property has been well maintained over the years and now offers excellent scope for modernisation, allowing a purchaser the exciting opportunity to create a home tailored to their own taste and style. Character features remain throughout, including an attractive inglenook fireplace which adds warmth and charm to the main living space. The ground floor accommodation is both spacious and versatile, featuring a south-facing lounge with adjoining dining room and front conservatory, all benefitting from delightful sea views. A generous ground floor bedroom opens into a rear conservatory which in turn leads out to the enclosed rear garden, making it ideal for those seeking ground floor accommodation. A fitted kitchen, utility room, family bathroom, and separate WC complete the downstairs layout. Upstairs, there are two further bedrooms, one of which enjoys particularly impressive sea views, along with a shower room. Externally, the property benefits from a generous enclosed rear garden, while to the front a driveway provides off-road parking for several vehicles and leads to an attached garage offering additional parking or storage. Offered with no forward chain, this is a wonderful opportunity for buyers seeking a coastal home with character, flexibility, and exceptional potential in a truly sought-after seafront location.

- **DETACHED CHALET BUNGALOW PRIME SEA FRONT LOCATION**
- **DIRECT SEA VIEWS FROM MULTIPLE ROOMS**
- **RARE OPPORTUNITY IN HIGHLY SOUGHT-AFTER LOCATION**
- **WELL MAINTAINED WITH EXCELLENT MODERNISATION POTENTIAL**
- **CHARACTER FEATURES INCLUDING INGLENOOK FIREPLACE**
- **FLEXIBLE ACCOMMODATION WITH GROUND FLOOR BEDROOM & BATHROOM**
- **SOUTH FACING LOUNGE, DINING ROOM & FRONT CONSERVATORY**
- **GENEROUS ENCLOSED REAR GARDEN**
- **DRIVEWAY PARKING & ATTACHED GARAGE**
- **OFFERED WITH NO FORWARD CHAIN**

Freehold | EPC: TBC | Council Tax Band: E

The accommodation comprises:

Upvc double glazed Porch, with quarry tiled flooring, light and double glazed door to –

Entrance Hallway –

Parquet flooring. Wall thermostat. Radiator. Built in airing cupboard housing hot water tank, immersion heater and 'Glow-Worm' gas boiler. Picture rail. staircase rising to first floor with cupboard below. Panel glazed door to

Lounge –

Feature brick built 'Inglenook' fireplace with solid wood lintel and mantle, gas log burner. Exposed timber effect beams to ceiling and walls. Two radiators. Two wall light points. Double glazed window to side with blind. Open arch to

Dining Room –

Parquet flooring. Radiator. Two wall light points. Picture rail. double glazed bay window with blinds to front. Picture rail.

Conservatory –

Upvc double glazed window units fitted to three sides, with vertical blinds. tiled flooring. Two radiators. roof blinds. Direct sea views to promenade and Hayling Bay. Double glazed French doors to front paved Courtvard.

Kitchen –

Range of white fronted wall and base cupboards and drawers fitted to three sides. Tiled splash backs. inset single drainer stainless steel sink unit and mixer tap set in work surface. Integrated fridge below. Double glazed window to side. inset Bosch halogen hob with extractor over. Upright Bosch oven, cupboards over and below housing gas & electric meters and Consumer unit. servery to Dining Room. Built in larder cupboard with shelving. door to side Porch, with shelving and quarry tiled flooring, light and double glazed door to side path.

Utility room – Work surface with space below for automatic washing machine and tumble drier. Wall cupboard. obscure double glazed window to side.

Bath/Shower room –

Pastel suite comprising panelled Bath, close coupled WC, double shower enclosure with mixer shower and pedestal wash hand basin. Ceramic wall tiling. Mirror with strip light/ shaver point over. Tall cupboard unit with drawers. Radiator. Obscure double glazed windows to rear and side aspects with roller blinds.

WC – Close coupled WC and wash hand basin. Wall tiling to half height. Obscure double glazed window to side. Radiator.

Bedroom 1 –

Range of matching wardrobes, dressing table unit and chest of drawers. Radiator. Picture rail. Headboard with shelf and cupboards over. Panel glazed door to

Sun Lounge –

Upvc double glazed window units fitted to three sides and door to rear Garden. Curtains on rail. Radiator. Power points and shelving.

Stairs to Landing with built in storage cupboard and small loft hatch. –

Bedroom 2 –

Double glazed dormer window to front elevation offering superb sea views over Sea Front, Hayling Bay across to the I.O.W. Curtains. Radiator. Two eaves storage cupboards. Triple door fronted floor to ceiling wardrobe. Vanity unit with half inset wash hand basin, cupboard below, mirror, tiled splash backs and strip light/shaver point.

Bedroom 3 –

Double glazed dormer window to side elevation with angled Sea Views. Built in dressing table unit, two matching chest of drawers units. Two eaves storage cupboards. Fitted floor to ceiling wardrobes to one wall. Two radiators. Wall light.

Shower Room –

Pedestal wash hand basin and close coupled WC. Radiator. Built in shower enclosure with light/extractor fan and Triton electric shower. Shaver point, strip light and mirror. Velux skylight window and eaves storage cupboard.

Outside –

White painted walled boundaries. Shrubs to borders. Driveway with additional paved courtyard parking area. Feature tiled arch to Attached Garage with double glazed rear service door to rear Garden

Rear Garden –

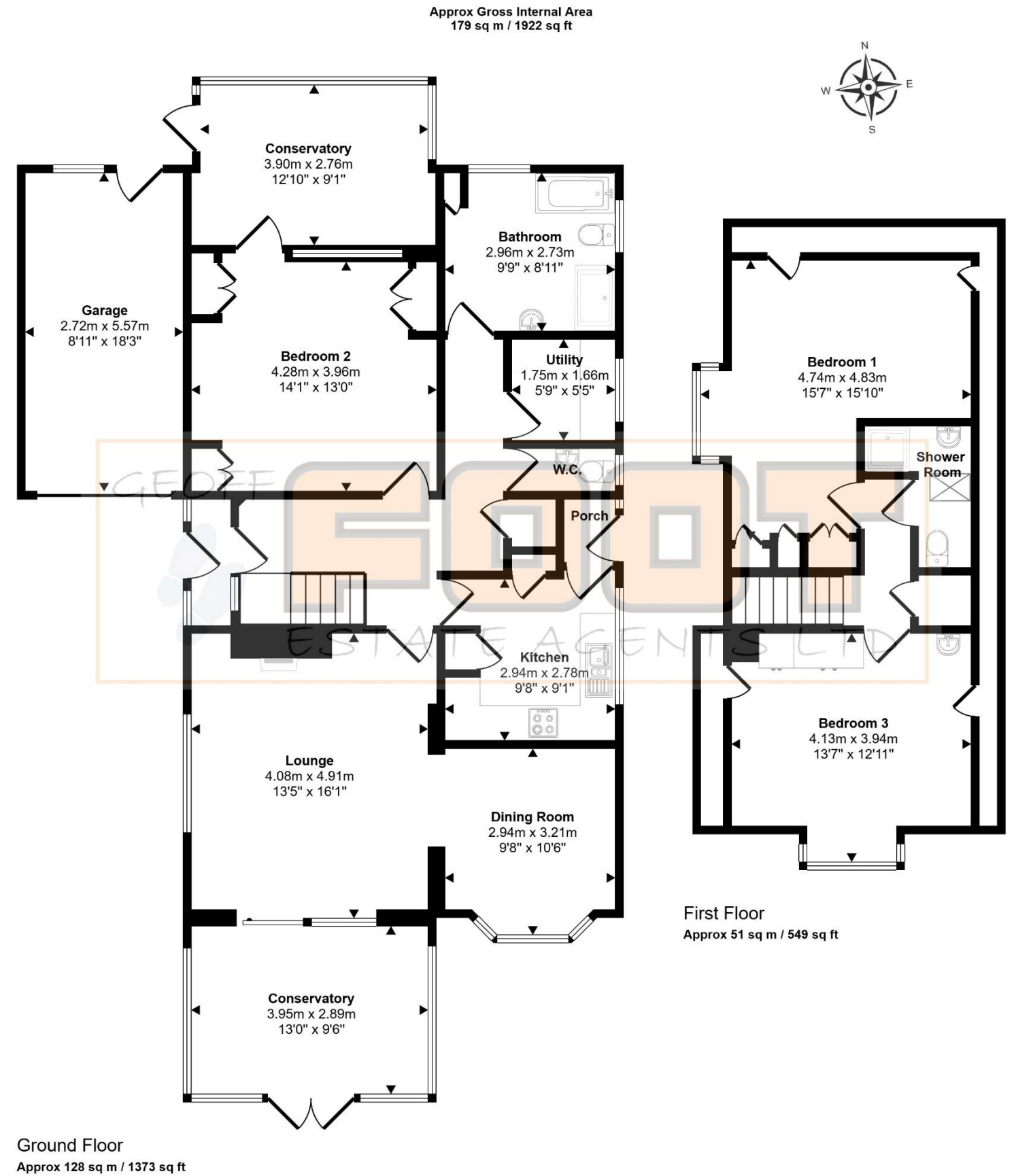
Mainly laid to lawn with raised corner shrub border and side borders. Timber Garden shed with drawer unit. Return path with outside water tap point and further gate to front. Hedge, fence and walled boundaries.

[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.



Ground Floor
Approx 128 sq m / 1373 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 Snappy 360.