



26 Elm Close Estate | PO11 9AT | £330,000

GEOFF



FOOT

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Internal viewing is highly recommended for this two double Bedroom detached bungalow in central Hayling, convenient to local shops, amenities and Sea Front. There is an entrance lobby, open plan to the spacious Lounge, Inner Hallway, galley style kitchen, Wet room and double glazed Conservatory 16'3" x 8'0". There is a paved driveway offering lots of parking, leading to a detached Garage/Work shop and pedestrian gate to the south facing enclosed Rear Garden. The property benefits from a recently installed 'heat pump' system and Solar panels, making the property more energy efficient. Ideal for couples, first time buyers or to enjoy ones retirement.

- **DETACHED BUNGALOW**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **WET ROOM WITH ELECTRIC SHOWER**
- **CONSERVATORY 16'3" X 8'0" (approx)**
- **NEWLY FITTED HEAT PUMP SYSTEM & SOLAR PANELS**
- **DOUBLE GLAZING**
- **DRIVEWAY AND SEPARATE DETACHED GARAGE**
- **SOUTH FACING ENCLOSED REAR GARDEN**
- **CONVENIENT MENGHAM SHOPS, AMENITIES AND SEA FRONT**

Freehold

Council Tax Band: C

The accommodation comprises:

Double glazed leaded light door to –

Entrance Porch –

triple aspect double glazed leaded light windows with fitted shutters and open access to

Lounge – 12' 6" x 11' 11" (3.81m x 3.63m)

Two double glazed leaded light windows with white shutters, to front aspect. TV aerial point and telephone point. Fireplace surround with log effect electric fireplace. Radiator. Vinyl flooring. Door to Bedroom 1 and door to

Inner Hallway –

High level consumer unit. Electric meter. Access to loft space.

Kitchen – 8' 4" x 7' 1" (2.54m x 2.16m)

Oak block work surface fitted to two sides with cupboards and drawers below. tiled splash backs. Single drainer sink unit with mixer tap. Space for tall fridge/freezer. Space for electric cooker. Radiator. Slip resistant flooring. Double glazed leaded light window to front with shutters. Extractor fan. Open access to side porch having double glazed leaded light window and door to side.

Wet Room –

Close coupled WC and pedestal wash hand basin. Wall mounted Mira Sport electric shower. Dado rail. Double glazed leaded light window to side aspect. Dimplex high level fan heater. Radiator. Slip resistant flooring.

Bedroom 1 – 10' 9" x 9' 0" to wardobes (3.27m x 2.74m)

Double glazed leaded light window. Radiator. Ceiling light/fan. Floor to ceiling wardrobes with hanging rails and shelving. Double glazed window and door to Conservatory.

Bedroom 2 – 13' 1" x 8' 0" (4m x 2.44m)

Door from inner Hall plus door to Conservatory. Double glazed leaded light window to side. Radiator. Exposed flooring. Ceiling light/fan.

Conservatory – 16' 3" x 8' 0" (4.95m x 2.44m)

Double aspect with double glazed window units to side and rear and double glazed French doors to rear Garden. Light and power points. Electric wall heater.

Outside –

Frontage is laid to limestone chippings, shrubs to borders. Paved driveway leading to Detached Garage/Work shop- 22'4" x 8'6". Electric door and side service door. Windows to side and rear. Light and power connected.

South facing rear Garden –

With paved patio areas, artificial lawn and shrubs and flowers to borders. Fence enclosed. sensor light. Outside water tap point.

NB. –

There is a recently fitted 'Heat pump' system for heating and hot water and solar panel system in place. Installed 2025.



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.

