



33 Sea View Road | PO11 9PD | £595,000

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



Situated on a generous double width plot in the popular Selsmore area of Hayling Island, this spacious three-bedroom detached home offers excellent potential for buyers looking to create a home tailored to their own style and needs. Ideally located for Mengham Rythe Sailing Club and Wilsons Boatyard, the property enjoys a sought-after coastal setting while remaining convenient for local amenities. The home is well maintained throughout, with scope for modernisation, making it an exciting opportunity for purchasers to add value and personalise. Internally, the property offers well-proportioned and versatile accommodation. The ground floor features a spacious dual-aspect lounge/diner, a kitchen with separate utility area providing access to the integral garage, a downstairs cloakroom, and a study — ideal for home working. Upstairs, there are three generous double bedrooms, with the principal bedroom benefitting from an en-suite, while another bedroom enjoys access to a dressing room. A family shower room completes the first floor. Externally, the property continues to impress. The rear garden is a good size, enclosed and well suited to family use or entertaining. To the front, a twin driveway with additional parking area provides ample off-road parking, with space suitable for multiple vehicles, a motorhome, or a boat. Currently tenanted and to be offered with no forward chain, this property represents a fantastic opportunity for families or professional buyers seeking space, flexibility, and future potential in a desirable location.

- **THREE DOUBLE BEDROOM**
- **DETACHED HOUSE ON**
- **DOUBLE WIDTH PLOT**
- **SOUGHT-AFTER SELSMORE**
- **LOCATION**
- **SPACIOUS & VERSATILE**
- **ACCOMMODATION**
- **DUAL-ASPECT LOUNGE /**
- **DINER**
- **KITCHEN WITH SEPARATE**
- **UTILITY & INTEGRAL**
- **GARAGE ACCESS**

- **STUDY ROOM & GROUND**
- **FLOOR CLOAKROOM**
- **PRINCIPAL BEDROOM WITH**
- **EN-SUITE**
- **GENEROUS ENCLOSED**
- **REAR GARDEN**
- **EXTENSIVE DRIVEWAY –**
- **IDEAL FOR MULTIPLE**
- **VEHICLES / BOAT /**
- **MOTORHOME**
- **TENANTED & OFFERED**
- **WITH NO FORWARD CHAIN**

Freehold | EPC: C | Council Tax Band: F

The accommodation comprises:

Upvc double glazed front door and side window to Hallway –

Laminate flooring. Double radiator. Wall thermostat. Return staircase to first floor with under stairs storage cupboard. Double sliding door fronted cloaks cupboard with hanging rail and shelf.

Cloakroom –

Close coupled WC and pedestal wash hand basin. Obscure double glazed window to front. Radiator. Tiled flooring.

Study – Double glazed window to front aspect. Radiator. Built in desk and office unit.

Lounge/Diner –

Double glazed window to front. Double radiator. Four wall light points. Feature brick-built fireplace with display plinth and ornate coal effect fire (not in use), display mantle over. TV aerial point. Dining area has space for table and chairs, double radiator and double glazed French doors to rear Garden. Door to

Kitchen/Breakfast Room –

1.5 bowl single drainer stainless steel sink unit with mixer tap set in work surface, cupboards and drawers below. Inset 'Bosch' halogen hob with pull-out extractor. Eye level oven and grill. Further work surface with cupboards and drawers. Integrated wine racks. Work surface forming breakfast bar with space for seating below. Double radiator. Laminate flooring. Space for tall fridge/freezer. Return door to Hallway. Door to

Utility room –

Work surface with single drainer stainless steel sink unit and mixer tap. Plumbed in dish washer. Space and plumbing for automatic washing machine. Work surface with cupboards below. 'Vaillant' gas boiler. Quarry tiled flooring. Double glazed window and door to rear Garden. Wall cupboards. Service door to Garage.

Return staircase to Landing – Built in storage cupboard. Double glazed window to front. Radiator. Access to loft space.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Floor to ceiling wardrobes. TV aerial point. Double built in wardrobes. Door to: En-Suite. White suite comprising shaped panelled bath, shower and fitted screen. Roca half inset wash hand basin, cupboards below, close coupled WC and concealed cistern. Shaver point. Tiled flooring. Obscure double glazed widow to rear aspect. Double radiator and towel rail over.

Bedroom 2 –

Double glazed window to rear elevation. Range of fitted wood effect fronted floor to ceiling wardrobes to one wall. Matching corner wardrobe with drawers and shelving. Radiator. Fitted curtains.

Bedroom 3 –

Double glazed window to front elevation. Radiator. Door to Dressing Room: Double glazed window to front. Radiator. Work surface with inset sink and cupboard below. Tiled splash back.

Family Shower Room –

Wide wash hand basin with cupboards below. Close coupled WC. Walk-in shower enclosure, Mira Sprint electric shower. Ceramic wall tiling. Ladder style towel radiator. Obscure double glazed window to rear aspect. Door to airing cupboard housing hot water tank and shelving. Wall mirror

Outside – Twin driveways, one block paved with additional parking area. Hedge to one side. Fence and small lawned area with shrubs.

Rear Garden – Paved patio area. Outside water tap point. Mainly laid to lawn. Shrubs to borders. Further paved patio area. Fully fence enclosed. Return gate to front.



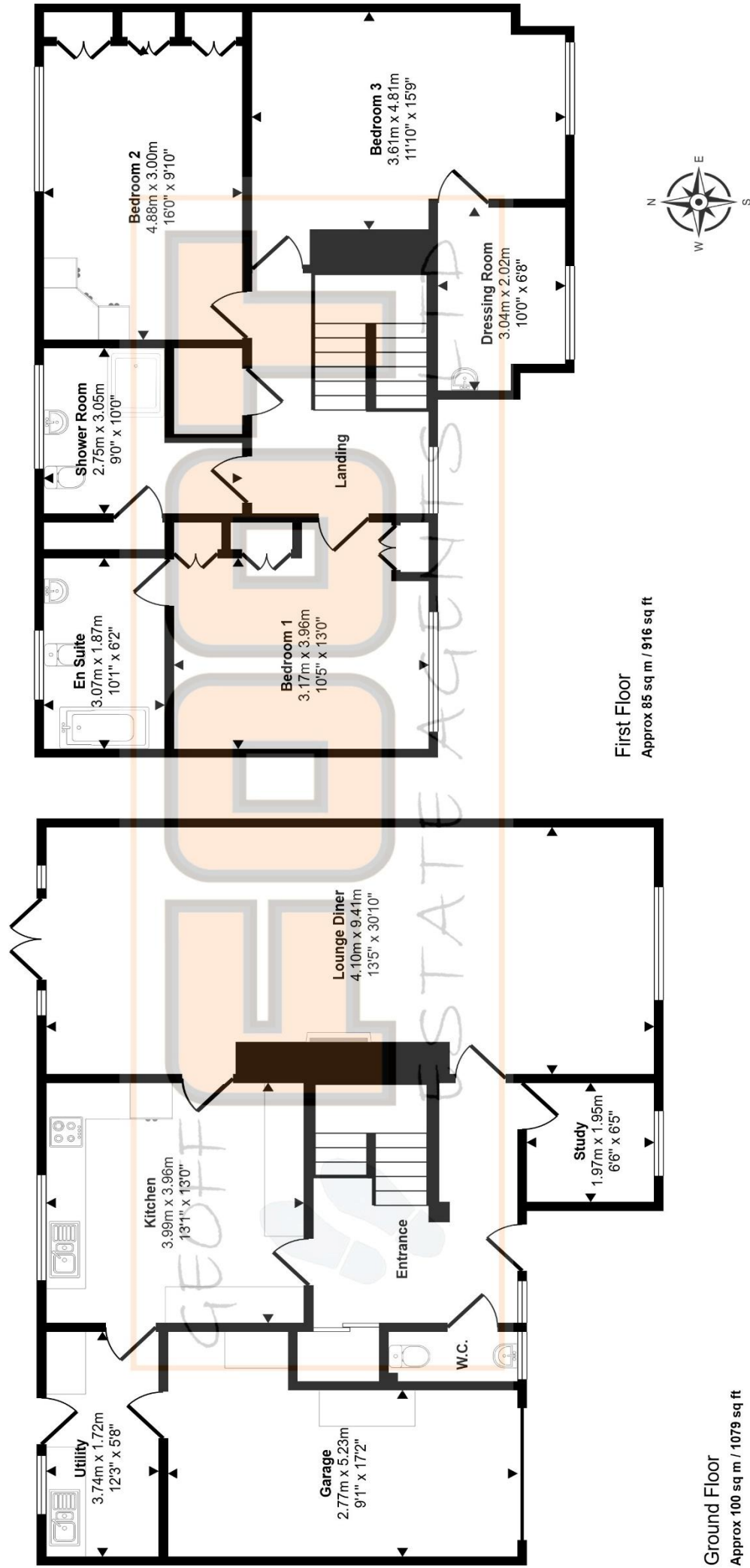
IMPORTANT INFORMATION

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
185 sq m / 1995 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 Snappy 360.