



43 Eastwood Close | PO11 9DY | £225,000

GEOFF **FOOT**
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43 Eastwood Close, Hayling Island, Hants, PO11 9DY

We are acting in the sale of the above property and have received an offer of £ 205,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

- **TERRACED HOUSE IN CENTRAL HAYLING ISLAND**
- **THREE BEDROOMS**
- **LOUNGE AND DINING ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN**

- **BATHROOM TO FIRST FLOOR**
- **WEST FACING REAR GARDEN**
- **URBISHMENT IN NEED OF REFURBISHMENT**
- **CONVENIENT LOCAL SHOPS, SCHOOLS, GOLF COURSE AND BUS ROUTES.**
- **NO FORWARD CHAIN!**

Freehold | | Council Tax Band: C

The accommodation comprises:

Upvc obscure double glazed door to –

Hallway –

Laminate flooring. Double glazed window to front. Space and plumbing for washing machine. Coats hanging space. Double radiator. Cupboard housing Consumer unit, gas and electric meters. Stairs rising to first floor.

Cloakroom –

Close coupled WC and corner wash hand basin. Obscure glazed window. Mirror fronted cabinet. Laminate flooring.

Lounge – 13' 10" x 11' 5" (4.21m x 3.48m)

Double glazed window to front. Cable points and telephone point. Double radiator. Open access to

Dining Room – 9' 10" x 8' 5" (2.99m x 2.56m)

Laminate flooring. Telephone point. Radiator. Double glazed sliding patio doors to rear garden. Cupboard.

Kitchen – 10' 3" x 8' 9" (3.12m x 2.66m)

Work surface fitted to two sides. 1. bowl single drainer sink unit and mixer tap set in work surface. Wall and base cupboards and drawers. Inset 4-ring gas hob, extractor over. Built in Indesit oven below. Tiled flooring. American style fridge/freezer. Double glazed window and door to rear Garden.

Stairs to first floor Landing –

Built in airing cupboard housing Alpha gas boiler and shelving. Over stairs bulkhead cupboard with shelving. access to loft space.

Bedroom 1 – 13' 10" x 9' 6" (4.21m x 2.89m)

Radiator. Double glazed window to front elevation. Floor to ceiling wardrobe.

Bedroom 2 – 12' 5" x 10' 10" (3.78m x 3.30m)

L-shaped. Cupboard with shelving. Radiator. Double glazed window to rear elevation.

Bedroom 3 – 8' 7" x 8' 0" (2.61m x 2.44m)

Double glazed window to front elevation. Radiator. Shelving.

Family Bathroom –

White suite comprising bath with shower and screen over. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. Radiator. Obscure double glazed window to rear elevation.

Front garden –

Mainly laid to grass. Shrubs and fence to border. No forward chain

West facing rear Garden –

Mainly laid to concrete with paved path to rear access gate. Fencing to side boundaries, shrubs to borders. Timber garden shed (not in use).



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.

