



8 Beech Grove | PO11 9DP | £449,500

GEOFF
 **FOOT**
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Situated in a convenient central Hayling location, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for families or those seeking comfortable single-level living without compromising on space. The property is ideally positioned close to local shops and amenities, bus routes, and schools, while Hayling Seafront is within easy reach, offering pleasant coastal walks and picturesque views across to the Isle of Wight. Internally, the bungalow provides well-proportioned accommodation throughout, comprising three bedrooms, a spacious lounge, a kitchen/breakfast room, and a family shower room. A conservatory to the rear adds further living space and provides a pleasant outlook over the garden. Externally, the property offers a generous west-facing rear garden, ideal for enjoying the afternoon and evening sun. A detached double garage with additional rear store room provides excellent storage or workshop space. To the front, a gated block paved driveway extends through to the rear of the plot, offering ample off-road parking and space suitable for multiple vehicles, a motorhome, or a boat. Further benefits include south and west facing solar panels, helping to improve energy efficiency, and the property is offered with no forward chain, allowing for a smoother purchase. A wonderful opportunity for buyers seeking a well-maintained home with generous indoor and outdoor space in a convenient coastal location.

- **THREE BEDROOM DETACHED BUNGALOW (1075+ SQ FT)**
- **WELL PRESENTED & SPACIOUS THROUGHOUT**
- **KITCHEN / BREAKFAST ROOM & CONSERVATORY**
- **GENEROUS WEST FACING REAR GARDEN**
- **DETACHED DOUBLE GARAGE WITH REAR STORE ROOM**
- **GATED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING**
- **SPACE FOR MOTORHOME / BOAT STORAGE**
- **SOUTH & WEST FACING SOLAR PANELS**
- **CENTRAL HAYLING LOCATION CLOSE TO SHOPS & SEAFRONT**
- **OFFERED WITH NO FORWARD CHAIN**

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

Upvc double glazed door to Hallway –

Telephone point. Small cupboard housing Solar panel electrical unit. Access to loft space. Arch to Inner Hallway. Wall thermostat. Display recess with shelving. Built in airing cupboard with hot water tank and immersion heater. Panel glazed door to

Lounge –

Laminate flooring. Double glazed bay window with vertical blinds to front aspect. Double glazed window to side. exposed ceiling beams. Brick built fireplace with ornamental fire, display shelving over. Radiator. Wall light point and obscure double glazed door to

Kitchen/Diner –

Double glazed window to side aspect with venetian blind. Radiator. Laminate flooring. Space for table and chairs. exposed timber ceiling beams. Work surface forming divider to Kitchen area. With a range of light wood grain effect fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit set in work surface, cupboards below. Plumbed in 'Bosch' automatic washing machine, fitted fridge/freezer and 'Hot point' 4-ring gas cooker with pull-out extractor over. Tiled splash backs. Double glazed window to rear aspect and window and door to side. Laminate flooring. Cupboard housing 'Vaillant' gas boiler with heating/hot water timer control unit.

Bedroom 1 –

Double glazed window with vertical blinds to rear garden aspect. Ceiling/light fan. Radiator. Floor to ceiling mirror fronted sliding door wardrobes to one wall.

Bedroom 2 –

Double glazed window to side aspect. Radiator.

Bedroom 3 –

Double glazed bow window to front aspect. Radiator.

Family Shower Room –

White suite comprising close coupled WC with push button flush, pedestal wash hand basin and tiled corner shower enclosure with wall mounted 'Shower Force' shower and hand rail. part ceramic wall tiling to half height. Wall mirror unit with display lighting and side cupboards. Shaver point. Obscure double glazed window to rear aspect. Slip resistant flooring. Radiator. Mirror fronted cabinet.

Conservatory –

Laminate flooring. Upvc double glazed widow units to three sides. Wall light. Power points and Consumer unit.

Outside –

Front: Double wrought iron gates leading to block paved driveway. Shingle display borders with inset shrubs. Outside light. Fenced front and side boundaries. Water butt. Long block paved driveway to

West facing rear Garden –

In excess 90' (approx). Mainly laid to lawn. Paved patio area, greenhouse, flower border and additional lawn.

Detached double Garage –

With electric roller door, power and light. storage to rafters. Door to Work shop, with work benches and drawers, power and light. Metal storage cabinet, window and service door. Adjoining Garden Store, with corrugated roof, useful storage.

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



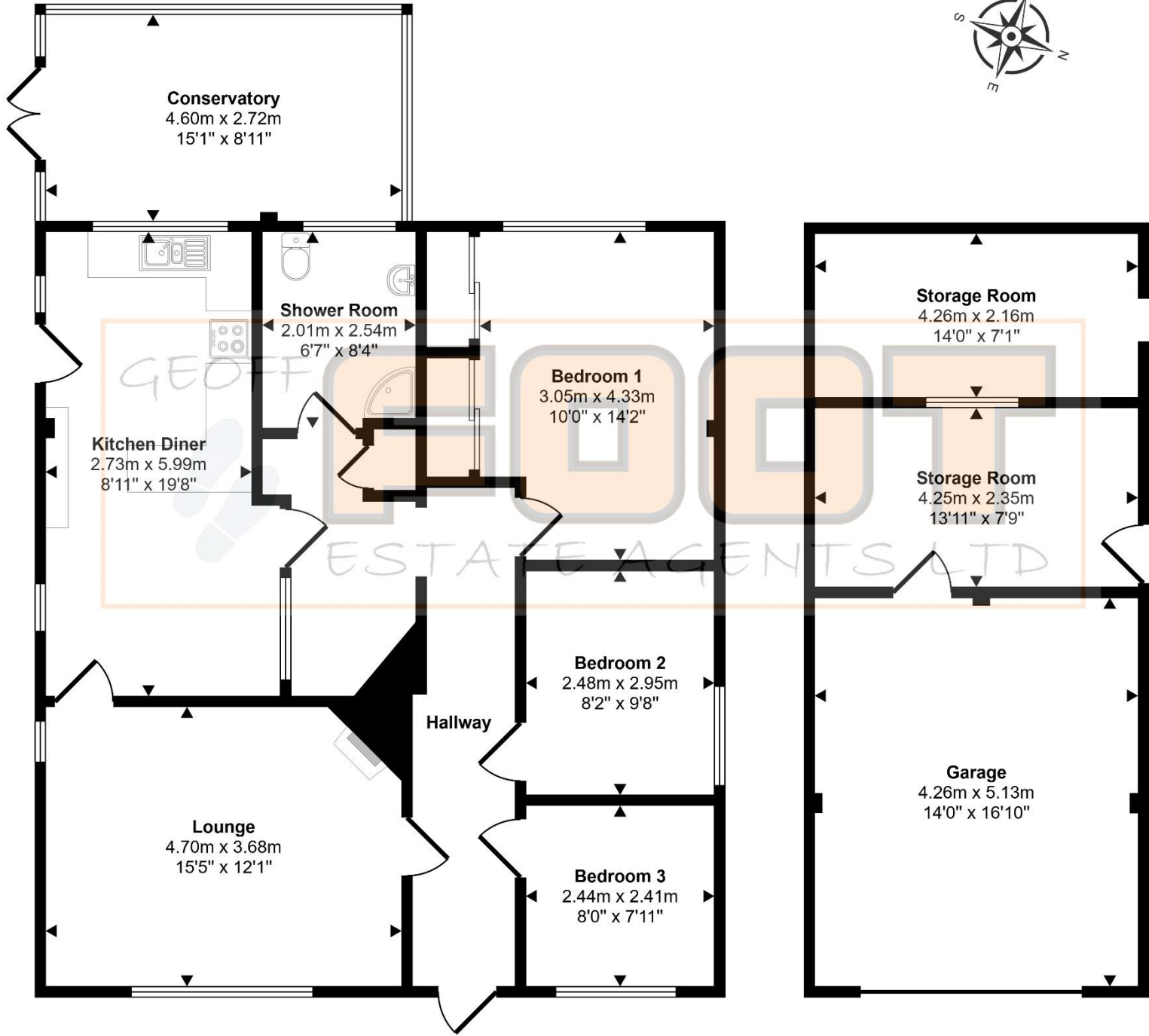
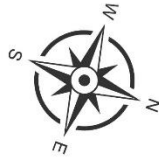
IMPORTANT INFORMATION

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
142 sq m / 1531 sq ft



Floorplan
Approx 100 sq m / 1075 sq ft

Garage/Storage Room
Approx 42 sq m / 456 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.