

12 Bosmere Road | PO11 9SA | £395,000

GEOFF FOOT ESTATE AGENTS LTD

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Internal viewing is highly recommended for this detached Bungalow in Sandy point, convenient to Sea Front, Hayling Island Sailing Club and Nature reserve. The porch entrance leads to the hallway, kitchen, lounge, dining room, sun lounge, three bedrooms, shower room and family bathroom. There is a fully boarded loft area divided into two rooms with electric, windows and eaves storage. Outside there are established shrubs to borders with a detached garage and gated driveway offering off road parking. There is no forward chain!



- ***DETACHED BUNGALOW IN SANDY POINT***
- ***THREE BEDROOMS***
- ***LOUNGE WITH FIREPLACE AND DINING AREA***
- ***FAMILY BATHROOM AND SHOWER ROOM***
- ***KITCHEN FITTED TO THREE SIDES***
- ***CONVENIENT TO HAYLING ISLAND SAILING CLUB AND SEA FRONT***
- ***TWO LOFT AREAS TO UPSTAIRS, FULLY BOARDED WITH LIGHT AND WINDOWS***
- ***GARDEN LAID TO LAWN AND PAVING WITH SHRUBS***
- ***GAS HEATING & DOUBLE GLAZING***
- ***DETACHED GARAGE. NO FORWARD CHAIN!***

Freehold EPC: D Council Tax Band: D

The accommodation comprises:

Wall light, hand rail & step to –

Porch –

Double glazed door and two window units. Laminate floor. Meter cupboard. Electric meter. Obscure panel glazed door to

Hallway –

Vinyl flooring. Radiator. High level fuse box. Built in storage cupboard and shelving. Fitted ladder to loft space, which is fully boarded and divided into two rooms with windows and eaves storage.

Shower Room –

Tiles shower cubicle with Triton Belize electric shower. Obscure double glazed window to front. Radiator. Wall cabinet and towel rail.

Kitchen –

Fitted to three sides. Work surface with inset single drainer stainless steel sink unnit and mixer tap, cupboards below. Space and plumbing for washing machine. Tiled splash backs. Indesit gas cooker. White fronted wall mounted British Gas boiler. Heating/hot water timer control unit. Radiator. Built in airing cupboard housing hot water tank and shelving. Door to

Dining Room –

Double glazed leaded light bow window to front. Double radiator. Double opening doors to SUN ROOM: Which is single glazed to three sides, wall light and sliding door to side Garden. Open access to

Lounge –

Double glazed window to rear aspect. Double radiator. Double glazed window to side. TV aerial point. Brick built fireplace with quarry tiled hearth and matching mantle. Fitted coal effect electric fire. Wall thermostat.

Bedroom 1 –

Double glazed leaded light bow window to front aspect. Radiator. By=uilt in wardrobe with hanging rail and shelf.

Bedroom 2 –

Double glazed window to rear aspect. Radiator. Double wardrobe. Wall shelving.

Bedroom 3 –

Double glazed window to rear aspect. Radiator.

Family Bathroom –

White suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to rear aspect. Bathroom cabinet and shaver point.

Outside –

Double wrought iron gates to concrete frontage driveway offeriong ample parking. Climbing rose. External gas meter box. Water tap point. lawned area with shrubs to borders. Walled front boundary. Arch with climber leading to paved side and REAR GARDEN: With established shrubs and climber. Greenhouse and timber garden shed. Outside water tap point. Return pedestrian gate to front. Rear walled boundary.

Detached Garage –

With up and over door, power and light. Window and rear service door to garden.

The National Association of NAEA Estate Agents

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.











