



**9A West Haye Road | PO11 9RN | £450,000**

GEOFF  
 **FOOT**  
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*Internal viewing is highly recommended for this detached modern Bungalow in Eastoke (built circa 2021), located just back from the beach and convenient to Hayling Island Sailing Club. There is a private long 'resin-set' driveway leading down to a spacious parking area with electric car charging point. Inside, the spacious Hallway leads to a Kitchen/breakfast Room, Utility, Study, Family Shower Room, Three bedrooms, one with En suite and a Lounge. The feature Bi fold doors lead out onto an enclosed rear Garden with raised decking for seating etc. The property benefits from a gas heating system, double glazing and solar panels. Well presented.*

- **DETACHED BUNGALOW IN EASTOKE, HAYLING ISLAND**
- **THREE GENEROUS SIZED BEDROOMS**
- **SPACIOUS HALLWAY**
- **LOUNGE WITH BI FOLDS**
- **FAMILY BATH/SHOWER ROOM AND EN SUITE**
- **ATTRACTIVE KITCHEN/BREAKFAST ROOM**
- **LONG PRIVATE 'RESIN SET' DRIVEWAY TO LARGE PARKING AREA**
- **GOOD SIZE ENCLOSED REAR GARDEN**
- **JUST BACK FROM SEA FRONT**
- **INTERNAL VIEWING RECOMMENDED TO**

**EPC: B      Council Tax Band: E**

The accommodation comprises:

**Upvc double glazed door to –**

**Entrance Hallway – 18' 3" x 6' 6" (5.56m x 1.98m)**

Laminate flooring. Radiator. Bosch wi-fi controlled heating system. Storage cupboard. Door to

**Lounge – 6' 1" x 12' 0" (1.85m x 3.65m)**

Radiator. Laminate flooring. Wide Upvc double glazed bi-fold doors to rear Garden aspect. Glazed sliding doors to

**Kitchen/Breakfast Room – 19' 6" x 12' 5" (5.94m x 3.78m)**

extensive range of quartz work surfaces with range of wall and base cupboards and drawers. 1.25 bowl single drainer stainless steel sink unit with mixer tap, cupboards below. Integral dishwasher. Eye level stainless steel double oven. Down draft extractor. Central Island with matching work surface and inset 5-ring hob. Matching breakfast bar. wide Upvc double glazed bi-fold doors opening onto rear Garden. Down lighting. Laminate flooring. Door to Hall and Utility

**Utility room – 9' 5" x 5' 10" (2.87m x 1.78m)**

Quartz work surface with cupboards and drawers below. Sink unit with mixer tap. Space and plumbing for automatic wash machine and tumble drier. Wall mounted Worcester gas boiler. Down lighting. Radiator. Extractor fan. Double glazed door to side.

**Bedroom 1 – 16' 9" x 9' 8" (5.10m x 2.94m)**

Double glazed window to front aspect. Laminate flooring. TV aerial point. Door to En suite: Low level WC, vanity wash hand basin with cupboard below. Shower enclosure with rainfall style shower and separate diverter. Partly tiled walls. Down lights. Extractor fan. Obscure double glazed window to side.

**Bedroom 2 – 12' 0" x 9' 10" (3.65m x 2.99m)**

Radiator. Double glazed window to front aspect. Laminate flooring.

**Bedroom 3 – 12' 0" x 9' 9" (3.65m x 2.97m)**

Double glazed window to front elevation. Radiator. Laminate flooring.

**Study – 8' 2" x 5' 11" (2.49m x 1.80m)**

Double glazed window to front aspect. Radiator. Laminate flooring.

**Family Shower Room –**

White suite comprising wide shower enclosure with rainfall style shower and separate diverter. Vanity wash hand basin with mixer tap and cupboard below. Low level WC. Shaver point. extractor fan and obscure double glazed window to side aspect.

**Outside –**

Long 'resin set' private driveway leading down to spacious parking area. Electric car charging point. Outside water tap point. Exterior lights and display bollards.

Pedestrian gate to generous size Rear Garden which is mainly laid to lawn with raised decking area for seating etc. Apple tree.

**PLEASE CALL GEOFF FOOT ESTATE AGENTS FOR VIEWINGS 02392 461666**



**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.

