



9 Fountain Square | PO11 0FB | £405,000

GEOFF



FOOT

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Set within a well-maintained and gated retirement complex in a popular West Hayling location, this charming three-bedroom end-of-terrace, cottage-style home offers spacious and comfortable living for those aged 55 and over. Beautifully presented throughout, the property provides an ideal balance of character, practicality, and peace of mind. The accommodation includes a convenient ground-floor shower room, making the home well suited to a range of lifestyle needs, while the layout offers generous living space rarely found in retirement properties. Outside, a particularly generous south-facing corner garden provides a private and sunny setting, perfect for relaxing or entertaining. The property is ideally positioned close to local shops and amenities, bus routes, Hayling Park, the Nature Trail, and Hayling seafront, where scenic coastal walks and picturesque views can be enjoyed. Additional benefits include allocated car port parking and the security of a gated community. An excellent opportunity for those looking to downsize into a quieter lifestyle without sacrificing space, comfort, or location.

- **Three-bedroom end-of-terrace, cottage-style house**
- **Set within a gated retirement complex (age restricted to 55+)**
- **Popular and convenient West Hayling location**
- **Beautifully presented throughout**
- **Generous south-facing corner garden**
- **Ground-floor shower room**
- **Allocated car port parking space**
- **Quiet and secure living environment**
- **Close to shops, bus routes, Hayling Park & nature trails**
- **Easy access to Hayling seafront and coastal walks**

Freehold | EPC: | Council Tax Band: C

The accommodation comprises:

Security intercom pedestrian and vehicle access gates to communal square, with fountain, pergola with climbers, seating areas with benches and shrubs to borders. –

Feature solid Oak door to Hallway –

Radiator. Cupboard housing Consumer unit and coats hanging space. Staircase rising to first floor. Door to

Lounge –

Double glazed window to front aspect. Radiator. Cupboard with shelving and coats hanging space. TV aerial point. Double glazed French doors to south facing patio area and garden. Open access to

Dining Room –

Space for table and chairs. Double glazed French doors to side garden. Radiator. Double glazed sliding patio doors to Conservatory. Door to Cloak/shower room. Open access to Kitchen.

Conservatory –

Double glazed window units, downlighting. Slated roof. Laminate flooring. Double glazed French doors to Garden.

Cloak/Shower room –

Pedestal wash hand basin. Wall mirror with strip light/Shaver point over. Close coupled WC with concealed cistern and push button flush. Ceramic wall and floor tiling. Open access to tiled shower enclosure with wall mounted 'Mira' mixer shower. ladder style towel radiator. Extractor fan. Down lights.

Kitchen –

Modern maple wood effect fronted range of wall and base cupboards and drawers fitted to three sides. Work surface with inset sink unit, plumbed in 'Beko' automatic washing machine below. 'Neff' 4-ring halogen hob, built in 'Bosch' oven below and over head extractor hood. Concealed under cupboard lighting. Tall integrated fridge/freezer. Laminate flooring. Double glazed window to rear garden aspect.

Stairs to Landing –

Double built in airing cupboard housing hot water tank and shelving. Cupboard housing 'Vaillant' gas boiler. Radiator. Access to loft space.

Bedroom 1 –

Double aspect double glazed windows to side and rear elevations. Twin double wardrobes both with hanging rails. Radiator.

Bedroom 2 –

Double aspect double glazed windows to front and side. Twin double wardrobes both with hanging rails. Radiator.

Bedroom 3 –

Built in fitted single bed. Double glazed window to rear elevation. Radiator. Telephone point. ideal as an office etc.

Family Bathroom –

White suite comprising panelled Bath with mixer tap and 'Mira' mixer shower over. Vanity shelf with half inset wash hand basin, mixer tap, close coupled WC, concealed cistern and cupboard. Wall mirror with strip light/shaver point over. Velux skylight window. Ceramic wall and floor tiling. 'Ladder style' towel radiator. Down lighting. Extractor fan.

Front –

Front border laid to slate chippings for display tubs etc. Bin storage shed. Gate to Garden.

Generous sized side and rear Garden –

Mainly laid to grass. timber garden shed, paved patio area and outside water tap point. Raised shingle corner display area with tree. Further patio area for table and chairs. Small garden shed. Pedestrian gate from front. Plants to borders.

Tenure –

The properties are Freehold, however, the complex is Leasehold and therefore has a Service Charge to pay which includes Building Insurance. Service charge: £2990 p.a. (approx) Ground rent: £364 p.a. (approx) Included in these costs are maintenance of the electronic gates, roof maintenance (including Conservatory), window cleaning, private bin store and collection, outside lighting etc. There is also an 'on-site' manager 3 mornings per week for any assistance with issues etc.

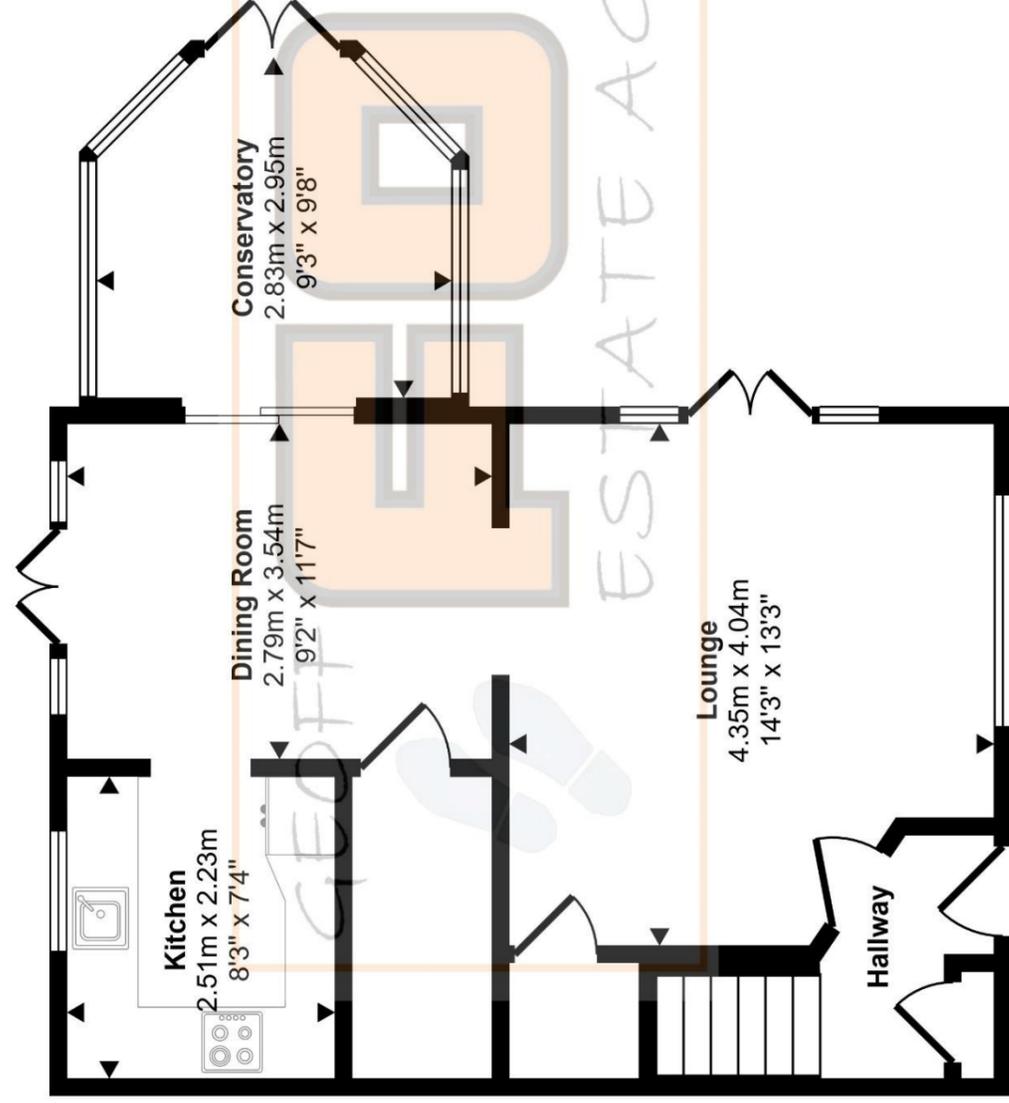


IMPORTANT INFORMATION

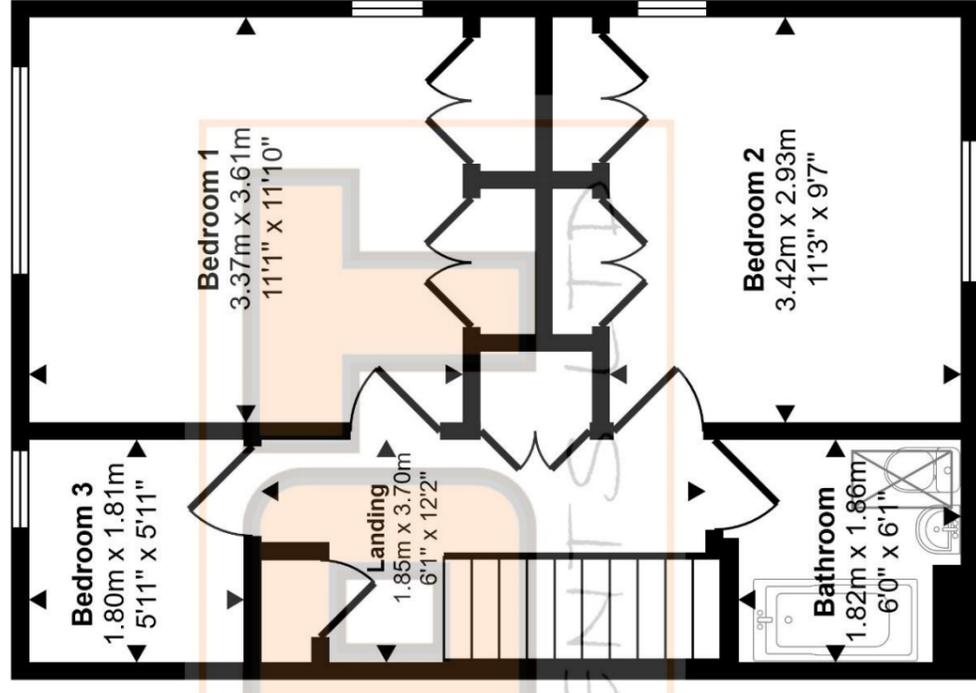
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft



First Floor
Approx 42 sq m / 449 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.