

5 Wyborn Close | PO11 9HY | £475,000

GEOFF FOOT ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk







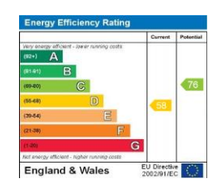




Geoff Foot estate Agents are delighted to bring to the market this detached chalet style House just back from the sea front. Downstairs there is a hallway, L-shaped lounge with fireplace, separate dining room, kitchen, utility and cloakroom. Upstairs has four bedrooms, one with an enclosed Balcony. Family shower room and separate WC. There are mature established front and rear gardens with a double driveway offering ample parking, leading to two attached Garages. The property lies just one road back from Hayling sea front and is convenient to both Mengham & Eastoke plaza shops and amenities. Some updating is required and there is no forward chain.

- ***DETACHED CHALET HOUSE IN SOUTH HAYLING ISLAND***
- ***FOUR BEDROOMS***
- ***SPACIOUS L-SHAPED LOUNGE & SEPARATE DINING ROOM***
- ***KITCHEN & UTILITY ROOM***
- ***DOWNSTAIRS CLOAKROOM. UPSTAIRS FAMILY SHOWER ROOM AND WC***
- ***ENCLOSED FRONT & REAR GARDENS***
- ***TWO ATTACHED GARAGES AND DOUBLE DRIVEWAY***
- ***ENCLOSED BALCONY WITH DOUBLE GLAZING***
- ***JUST BACK FROM SEAFRONT & BEACH***
- ***NO FORWARD CHAIN!***

Freehold **Council Tax Band: E**



The accommodation comprises:

Covered entrance with quarry tiled step, wall light, UPVC door and side light to –

Entrance Hallway –

Parquet flooring. Radiator with shelf over. Staircase rising to first floor with understairs storage cupboard. Obscure panel glazed door to Dining Room. Door to

Lounge –

L-shaped with stone fireplace surround with wooden mantle, recess for fire and tiled hearth. Myson wall heater. Two radiators. Double glazed window to front aspect and window overlooking rear Garden. Double glazed window and door to south facing side garden. Obscure panel glazed door to

Kitchen –

1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface, cup0boards below. Space and plumbing for auto washing machine and cooker. Double glazed window to rear Garden aspect. Further matching light Oak fronted wall and base cupboards and drawers. Two glasses fronted display cupboards. Tiled top Breakfast bar with seating below and wine rack. Floor standing Glow-Worm Hideaway gas boiler. Cupboard with timer control unit. Space for fridge/freezer. Obscure glazed door to Dining Room. Door to

Utility room – *Wall cupboard. Double glazed window and door to rear Garden. Service door to Garage 1.*

Cloakroom – *Low level WC and wash hand basin. Tiled splash backs. Obscure glazed window.*

Dining Room –

Double glazed window to front aspect. Radiator. Return door to Hallway.

Stairs to Landing –

Double glazed window to rear elevation. Radiator. Built in airing cupboard housing hot water tank, immersion heater and shelving.

Bedroom 1 –

Double glazed window to front elevation. Built in eaves storage cupboard and double wardrobe with hanging rail and shelf. Window to side. Radiator. Work surface with inset wash hand basin and cupboard below.

Bedroom 2 –

Double glazed window to front elevation. Built in double wardrobes, hanging rail and shelves. Radiator. Sliding door into eaves storage cupboard.

Bedroom 3 –

Double glazed window to rear elevation. Radiator. Obscure glazed doors from landing. Concertina opening doors with venetian blind to enclosed Balcony, with quarry tiled flooring, double glazed window units and vertical blinds to side elevation and sea glimpses.

Bedroom 4 – *Double aspect double windows to side and rear elevation. Radiator. Recessed wardrobe with shelving and cupboard over.*

WC – *Close coupled WC. Obscure double glazed window to rear aspect.*

Family shower Room –

Walk-in wide shower enclosure with Triton T100 electric shower and pull-down seat. Pedestal wash hand basin. Towel radiator. Obscure double glazed window to rear elevation. Wall tiling. shaver point.

Attached Garage 1 – *With up and over door, power and light. Work benches. Gas & electric meters and consumer unit.*

Attached Garage 2 – *With up and over door, power and rear service door to garden.*

Outside –

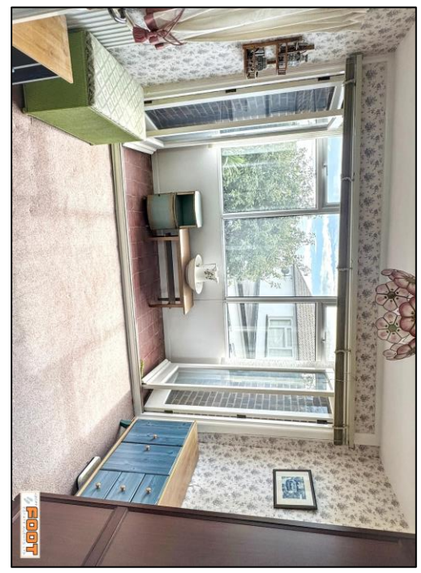
Front *with pedestrian gate and double width driveway. mainly laid to lawn. Exterior light and walled boundary with shrubs to borders. Gate to* ***Rear Garden*** *is mainly laid to lawn with paved patio area and an abundance of established shrubs and palms, eucalyptus and Rose bushes. South facing side garden, silver birch, outside water tap point.*

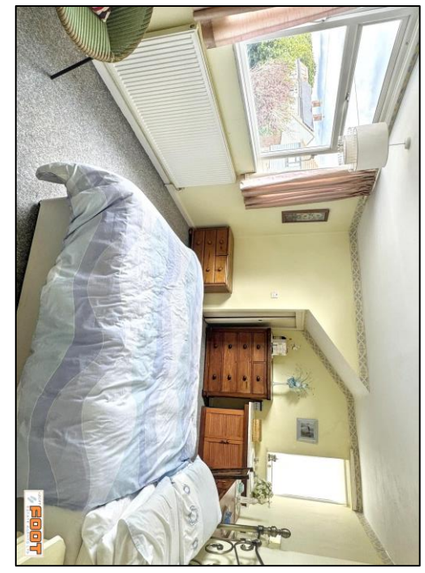
THE NATIONAL ASSOCIATION OF NAEA ESTATE AGENTS

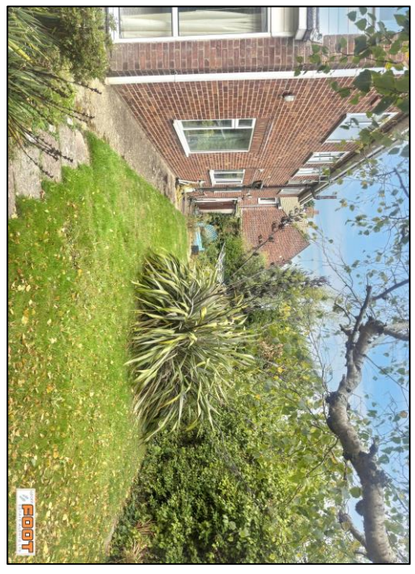
IMPORTANT INFORMATION

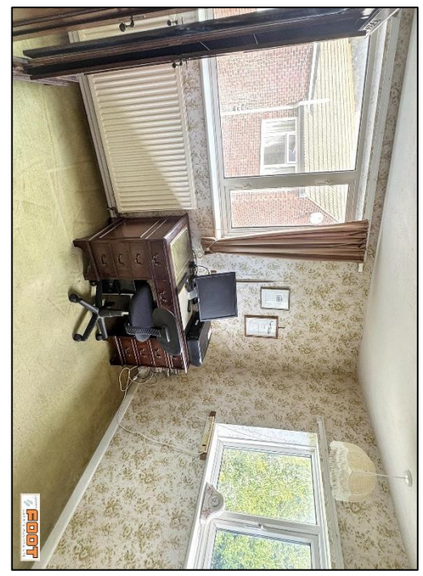
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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





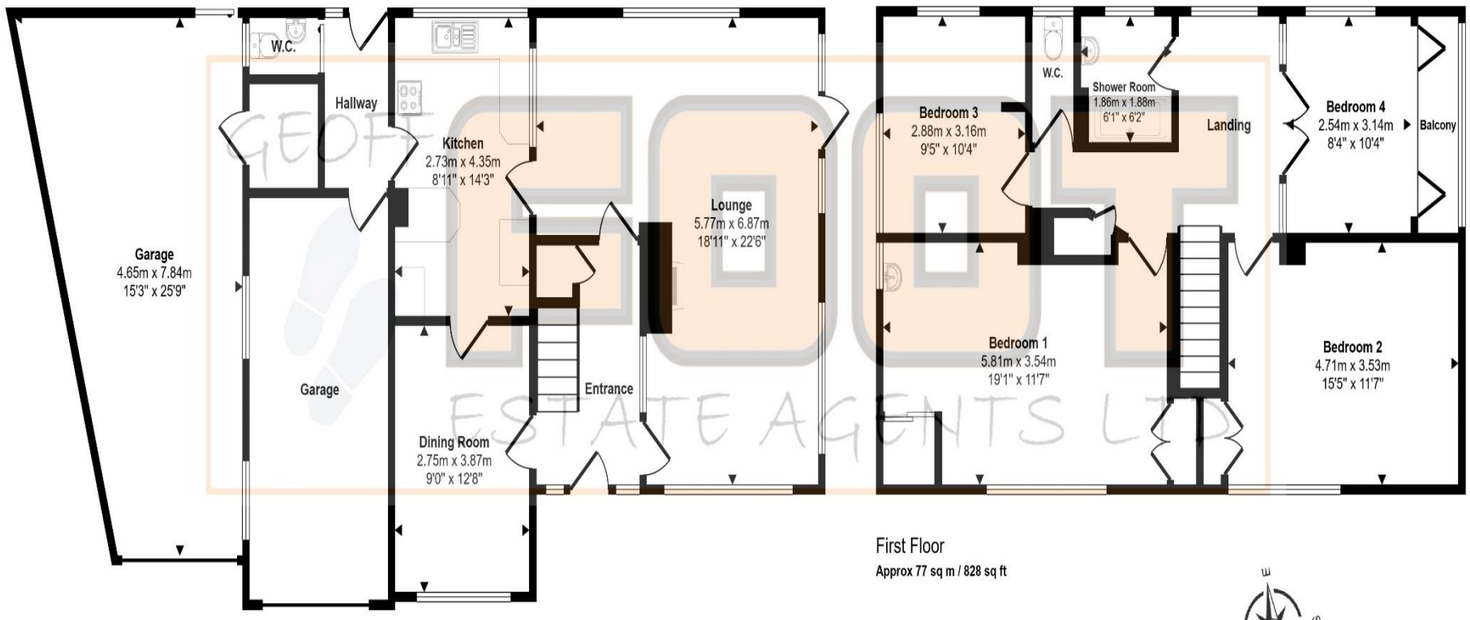








Approx Gross Internal Area
196 sq m / 2105 sq ft



Ground Floor
Approx 119 sq m / 1277 sq ft

First Floor
Approx 77 sq m / 828 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.