



6 Fountain Square | PO11 0FB | £315,000

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 terraced, cottage-style home offers spacious and comfortable living for those aged 55 and over. Nicely 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, an enclosed garden provides a private quiet 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.



- Cottage style house set in popular retirement complex (age 55+)
- West town location
- Lounge and separate Dining Room, Conservatory
- Three Bedrooms (one currently used as study)
- Downstairs Shower/Cloakroom
- Family Bath/Shower room to first floor.
- Enclosed rear Garden with rear access gate
- Allocated car port parking space
- Secure entry double gates with pedestrian access
- Convenient to Bus routes, shops and amenities

Freehold property in Leasehold grounds

EPC: C

Council Tax Band: C

The accommodation comprises:

Covered entrance and feature Oak front door to –

Entrance Hallway –

Radiator. Wall thermostat. Intercom wall mounted telephone for access to complex. Built in cupboard with Consumer unit and alarm system. Door to

Lounge – 13' 8" x 13' 3" (4.16m x 4.04m)

Double glazed window to front. Radiator. TV aerial point. wooden fireplace surround with electric coal effect fire, marble effect backing and matching hearth. Double opening part glazed door to

Dining Room – 11' 8" x 7' 10" (3.55m x 2.39m)

Laminate flooring. Radiator. Double glazed French doors and side lights to rear Garden aspect. Deep built in understairs cupboard. Door to

Shower/Cloakroom –

Close coupled WC with concealed cistern. Pedestal wash hand basin with mixer tap, wall mirror over. Ladder style towel radiator. Wall mounted mixer shower with hand rails. Down lights. Extractor fan. Ceramic wall and floor tiling. Mirror fronted cabinet.

Kitchen – 8' 3" x 7' 2" (2.51m x 2.18m)

Maple effect fronted range of wall and base cupboards and drawers. Single drainer stainless steel sink unit and mixer tap set in work surface. Integrated dishwasher and automatic washing machine. Inset 4-ring gas hob, overhead extractor hood and built in Bosch oven below. Tall integrated fridge/freezer. Plinth heater. Down lights. Tiled splash backs and flooring. Tall cupboard. Double glazed sliding doors to

Conservatory – 7' 10" x 7' 9" (2.39m x 2.36m)

Full length double glazed window units and double glazed French doors to rear garden. Tiled flooring. Tiled roof. Wall light and power points.

Stairs to first floor Landing –

Radiator. access to loft space. Built in cupboard housing 'Alpha' gas boiler. Double airing cupboard with hot water tank and shelf.

Bedroom 1 – 12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed window to rear elevation. Radiator. Twin built in double wardrobes with hanging rail and shelf. Two wall lights.

Bedroom 2 – 9' 10" x 9' 10" (2.99m x 2.99m)

Double glazed window to front elevation. Radiator. Twin double wardrobes with hanging rail and shelf.

Bedroom 3 – 6' 3" x 6' 3" (1.90m x 1.90m)

Currently used as office. Double glazed window to rear elevation. Radiator.

Family Bathroom –

Whire suite comprising panelled bath with mixer tap and wall mounted mixer shower over and fitted screen. Hand rail. Vanity shelf with half inset wash hand basin, cupboard below, close coupled WC and concealed cistern. Wall mirror over with shaver point and light. Ceramic wall and floor tiling. Velux window. Hand rail. Ladder style towel radiator. Extractor fan.

Outside –

Front garden area is planted with shrubs. rear Garden: Tiled patio. Mainly laid to artificial lawn. Raised paved area with Timber garden shed. Rose and small shrubs to border. Rear access gate. As well as private gardens, a central courtyard garden area has been created to provide a tranquil and attractive setting including a feature fountain for all to enjoy without the worry of garden maintenance. Fountain Square is age exclusive with all residents being 55 years or over.

Tenure –

The properties are Freehold, however, the complex is Leasehold and therefore each resident has Service Charge to pay which includes Building Insurance. Service charge: £2990 p.a. (approx.) Ground rent: £364.00 p.a. (approx.) Included in these costs are maintenance of the electronic entry gates, roof maintenance, window cleaning, private bin store and collection, outside lighting etc.

Managed by Broadleaf.



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.

