



'Rosas' 15a Selsmore Avenue | PO11 9PB | £375,000

GEOFF



FOOT

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Internal viewing is highly recommended for this detached chalet style House in south Hayling, convenient to Mengham Rythe Sailing Club and Wilsons Boatyard. The property offers versatile accommodation with 3-4 Bedrooms and 1-2 receptions. The ground floor Bedroom having an En-suite shower. The Upvc Porch entrance leads into a spacious Hallway, Lounge/Diner, Kitchen/Breakfast room, Study/Bedroom four, Sun Room, downstairs Cloakroom and a Family Bathroom to first floor. The driveway offers parking and there are Gardens front and rear.

There is no forward chain.

- **DETACHED CHALET STYLE MODERN HOUSE**
- **3-4 BEDROOMS, 1-2 RECEPTIONS. VERSATILE ACCOMMODATION.**
- **UPVC PORCH. SUN LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **NO CHAIN**

- **FAMILY BATHROOM SUITE TO FIRST FLOOR**
- **STUDY/BEDROOM 4 WITH SHOWER EN-SUITE**
- **NEAR MENGHAM RYTHE SAILING CLUB AND WILSONS BOATYARD**
- **GARDENS FRONT AND REAR. DRIVEWAY.**
- **NOT FAR FROM LOCAL SHOPS, EASTOKE AND SEA FRONT**

Freehold | | Council Tax Band: D

The accommodation comprises:

Entrance Porch –

Upvc double glazed door and windows. Paved flooring. Wall light. Obscure double glazed door to

Hallway – Laminate flooring. Radiator with shelf over. Wall thermostat. Staircase rising to first floor with cupboard below. Consumer unit.

Cloakroom –

Pedestal wash hand basin and close coupled WC with concealed cistern and shelf over. Ceramic wall tiling to half height. Radiator. Extractor fan. Laminate flooring and wall mirror.

Lounge/Diner – 18' 7" x 12' 0" (5.66m x 3.65m)

TV and telephone aerial points. Two radiators, one with fitted cover. Double glazed French doors and side lights to

Sun Room – 11' 2" x 5' 8" (3.40m x 1.73m)

Laminate flooring. full length double glazed window units fitted to three sides and door to rear Garden. Fitted dog/cat flap.

Study/Bedroom 4 – 11' 8" x 7' 3" (3.55m x 2.21m)

Double glazed door from Lounge. Laminate flooring. Radiator. Wall lights and ceiling down lights. Obscure double glazed windows to side. Wall TV. Double glazed door and window to rear Garden. Door to

En-Suite Shower –

Close couple WC and half inset wash hand basin with cupboard below. Ladder style towel radiator. Shower enclosure with 'rainfall style' shower and hand held diverter. Wall mirror and bathroom cabinet. Wall tiling. Obscure double glazed window to front.

Kitchen/Breakfast Room – 17' 7" x 10' 8" (5.36m x 3.25m)

Range of matt cream fronted wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer stainless steel sink unit with mixer tap set in marble effect work surface. Integrated dishwasher. Space and plumbing for automatic washing machine. Wall cupboard housing 'Worcester' gas boiler. Inset induction hob with extractor over. 'Whirlpool' built in upright oven and grill. Tiled flooring and splash backs. Double glazed window to front aspect. Down lighting. Radiator. Twin double glazed windows to side. TV aerial point.

Stairs to Landing –

Radiator. access to loft space. Obscure double glazed window to side.

Bedroom 1 – 15' 4" x 11' 3" into dormers (4.67m x 3.43m)

Twin double glazed dormer windows to front elevation. Two radiators. Central sloping ceiling. Eaves storage cupboard. Built in bulkhead cupboard with shelving. TV aerial point.

Bedroom 2 – 12' 0" into dormer x 7' 6" (3.65m x 2.28m)

Double glazed dormer window to rear elevation. TV aerial point. Built in eaves storage cupboard. Radiator.

Bedroom 3 – 10' 9" x 9' 3" into dormer (3.27m x 2.82m)

Radiator. Eaves storage cupboard. TV aerial point. Double glazed dormer window to rear elevation.

Family Bathroom –

White suite comprising shaped panelled Bath with mixer tap/hand held shower. Rainfall style shower over. Close coupled WC and pedestal wash hand basin. Mirror fronted cabinet with lights. Bathroom cabinet. Ceramic wall and floor tiling. Obscure double glazed window to side. Extractor fan/light. Wall mirror and ladder style towel radiator.

Outside –

Low walled front boundary. Shrubs to borders. Paved and part shingle laid area for display tubs etc. Meter boxes.

Enclosed Rear Garden –

Paved patio area. Timber Garden shed. Mainly laid to grass with rose and shrubs to borders.

NO FORWARD CHAIN!



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.

