



GEOFF **FOOT**  
ESTATE AGENTS LTD

27 Signal Way | PO11 0FE | £455,000

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*Internal viewing is highly recommended to appreciate the standard of accommodation in this detached House built circa 2017 by Barratts. Downstairs has a spacious Lounge, Cloakroom and Kitchen/Diner with French doors leading out onto a West facing Rear Garden. Upstairs has four generous sized Bedrooms, a family Bathroom and Shower En-suite. The house benefits from gas heating system and double glazing. Outside the long driveway offers parking and leads to a detached Garage which has been partly converted into an office, ideal for those working from home. A lovely well cared for family home in a sought after West Hayling location.*

- **Detached House in West Hayling Island.**
- **Four Bedrooms.**
- **Downstairs Cloakroom, Family Bathroom & En-Suite to first floor.**
- **Spacious Lounge.**
- **Modern Kitchen/Diner.**

- **Gas heating system. Double glazing.**
- **Driveway to detached Garage. Adjoining Office.**
- **West facing rear Garden.**
- **Convenient local shops, Hayling Park, Hayling Billy Nature trail and Station Theatre.**
- **Nicely presented throughout, ideal Family home.**

**Freehold | | Council Tax Band: E**

The accommodation comprises:

**Covered entrance. Gas & electric boxes. UPVC double glazed door to –**

**Hallway –**

Tiled flooring. Coats hanging space. Radiator. Staircase rising to first floor, with under stairs storage cupboard and double glazed window to half height of stairway.

**Cloakroom –** Wash hand basin and close coupled WC. Tiled flooring. Radiator. Ceramic wall tiling to half height. Obscure double glazed window to side. Consumer unit.

**Lounge –**

Deep square bay window to front with venetian blinds. Two double radiators. Telephone and broadband point.

**Kitchen/Diner –**

1.5 bowl single drainer stainless steel sink unit with mixer tap set in wood effect work surface, cupboards and drawers below. Integrated dish washer and wine/drinks cooler. Inset 5-ring AEG gas hob, drawers below and over head extractor hood. Eye level AEG double oven and grill. Concealed under cupboard lighting. Integrated tall fridge/freezer. Double built in utility cupboard with work surface, space and plumbing for automatic washing machine and cupboards below. Open plan Dining area with tiled flooring, space for table and chairs and double radiator. Electrics for wall hung TV. Double radiator. Double glazed window with venetian blinds and double glazed French doors with vertical blinds, leading to Rear Garden.

**Stairs to Landing –** Radiator. Built in double airing cupboard housing hot water tank and shelving. Access to loft space via fitted ladder. Loft has boarding and lighting.

**Bedroom 1 –**

Double glazed window to front elevation. Radiator. Door to En-Suite: White suite comprising pedestal wash hand basin and close coupled WC. Tiled shower enclosure with mixer shower. Extractor fan. Ladder style towel radiator. Wall mirror. Ceramic wall and floor tiling.

**Bedroom 2 –** Double glazed window to rear elevation. Radiator.

**Bedroom 3 –** Double glazed window to rear elevation. Radiator. Dimmer switch.

**Bedroom 4 –** Double glazed window to front elevation. Radiator. Dimmer switch.

**Family Bathroom –**

White suite comprising panelled Bath with mixer tap, wall mounted shower over and fitted screen. Close coupled WC and pedestal wash hand basin. Double radiator. Ceramic wall and floor tiling. Obscure double glazed window to side elevation. Wall mirror. Glass shelving. Extractor fan.

**Outside –**

Front: Hedging to front boundary. Exterior wall light. Driveway to Garage and side pedestrian gate to.

**West facing rear Garden –**

Outside water tap point. External power point. Paved patio area and mainly laid to lawn.

**Detached Garage –**

With up and over door, power and light. Consumer unit and rear service door to OFFICE: Electric radiator. Double glazed window with roller blind. Built in desk unit, laminate flooring, power points and double glazed door to rear Garden.

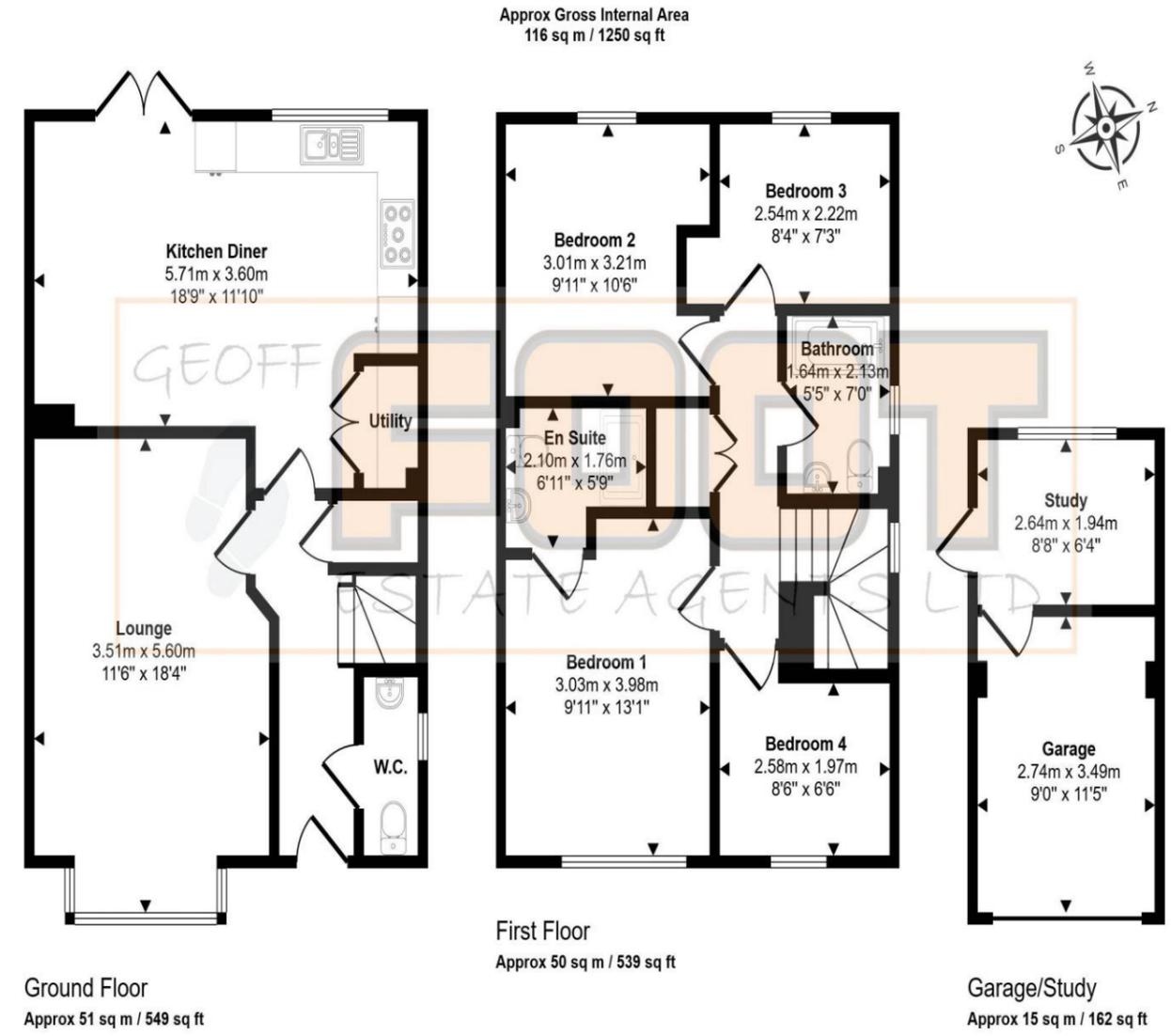


[To view the virtual tour for this property please scan the QR Code >>](#)



**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.



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.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		