



11 Lexden Gardens | PO11 0QP | £550,000

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



- EXECUTIVE WELL PRESENTED DETACHED COTTAGE STYLE HOUSE
- SOUGHT AFTER WEST HAYLING LOCATION
- THREE BEDROOMS, ONE WITH EN SUITE
- QUALITY 'AMTICO HERRINGBONE STYLE' FLOORING TO MANY ROOMS.
- SHAKER STYLE KITCHEN/DINER. SEPARATE UTILITY
- SUN LOUNGE WITH VAULTED CEILING, BI FOLDS & VELUX ROOF LIGHTS.
- DOWNSTAIRS CLOAKROOM. UPSTAIRS FAMILY SHOWER ROOM
- SPACIOUS LOUNGE LEADING ONTO ENCLOSED REAR GARDEN
- EXTENSIVE PAVED DRIVEWAY AND ADDITIONAL PARKING AREA
- CONVENIENT LOCAL WEST TOWN SHOPS, BUS ROUTES AND SEA FRONT.

Internal viewing is highly recommended for this charming detached 'Cottage style' House in sought after West Hayling location, convenient to local shops, Hayling Park, Sea Front and Bus routes. The extensive paved driveway offers ample parking for cars, caravan etc. Inside, the Hallway leads into the spacious double aspect Lounge, Kitchen/Diner, Sun Lounge, Cloakroom and Utility. There is Amtico 'Herringbone style' flooring laid to most the down stairs rooms. The staircase rises to the first floor and Three Bedrooms, one with En-Suite and a luxury Shower Room. There is a well kept enclosed rear Garden with a workshop, flowering shrubs to borders and a side return gate to the front. Beautifully presented throughout.

Freehold | | Council Tax Band: E

The accommodation comprises:

Recessed entrance with double glazed door to –

Entrance Hallway –

Feature 'Amtico herringbone style' flooring flowing through most of downstairs (except Lounge). Radiator. Down lights. Wall thermostat. Double glazed window to rear aspect. Staircase rising to first floor with under stairs storage cupboard, Consumer unit and electric meter.

Cloakroom –

Close coupled WC and half inset wash hand basin with cupboard below. Radiator. Wall tiling to half height. Obscure double glazed window to front. Wall mirror.

Lounge –

Attractive limestone fireplace surround with matching earth and coal effect gas fire. Double radiator. Twin double glazed windows to front. Double glazed French doors and side lights to rear garden.

Kitchen/Diner –

Attractive range of cream fronted 'shaker style' wall and base cupboards and drawers. White enamel 1.5 bowl sink unit set in wood block effect work surface. Integrated dishwasher below. Cupboard housing recently installed (2026) gas boiler. Return work surface with 'Leisure classic' electric cooker, overhead extractor hood. Integrated tall fridge/freezer and tall larder cupboard. Peninsular breakfast bar with space for stools, forming divider to Dining area- Space for table and chairs. Double aspect double glazed windows to front and side. Two radiators. Down lighting. Telephone point. Double glazed triple bi-fold doors to rear Garden. Open access to

Sun Lounge –

Radiator. Triple Bi-fold doors to rear Garden. Down lighting. Vaulted ceiling with twin Velux skylight windows. Door to

Utility room –

Work surface with space and plumbing for under counter fridge and tumble drier. Wall cupboards over. Radiator. Coats hanging space. Extractor fan. Downlights. Adjacent work surface with space and plumbing for automatic washing machine and cupboard. Overhead shelving. Pull-out tall cupboard with drawers. Double glazed window and door to front driveway.

Stairs to Landing – Radiator.

Bedroom 1 –

Double glazed dormer window to rear elevation. Radiator. Fitted 'Hammond' range of floor to ceiling wardrobes and matching chest of drawers, bedside tables and dressing table unit. Door to En-suite Bathroom: White suite comprising panelled Bath with mixer tap. Pedestal wash hand basin and close coupled WC. Attractive tiled splash backs. Obscure double glazed dormer window to front. Vinyl flooring. Ladder style towel radiator. Wall mirror.

Bedroom 2 –

Double glazed dormer window to front elevation. Double built in airing cupboard with hanging rail, shelving and slimline heater. Access to loft space.

Bedroom 3 – Twin double glazed dormer windows to rear aspect. Radiator. Built in double wardrobe with hanging rail and shelf.

Family Shower Room –

Vanity shelf with close coupled WC, concealed cistern and cupboard below. Half inset wash hand basin with cupboard below. Corner shower enclosure with mixer shower. Ceramic flooring. Obscure double glazed dormer window to front. Extractor fan and wall mirror. Ladder style towel radiator.

Outside Front –

Extensive block paved driveway with additional parking, offering parking for 2-3 cars, caravan etc. Small border with shrubs. Additional flower border by entrance with flowers and shrubs. Pedestrian gate to

Rear Garden –

Paved patio and outside water tap point. Mainly laid to lawn with well kept attractive flower and shrub borders. further quadrant paved seating area. Eucalyptus tree. Timber Garden shed. Work shop with bench and shelving, light and power points. Upvc double glazed door and window. Exterior lighting. Fence enclosed.



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.

