

26 Saltmarsh Lane | PO11 0JT | £369,995

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Situated in a popular West Hayling location, this well-presented two/three-bedroom semi-detached bungalow offers spacious and flexible accommodation, ideal for those seeking comfortable single-level living in a convenient coastal setting. The property is well positioned for West Town's local shops and amenities, the nearby Nature Trail, and Hayling Seafront, where pleasant coastal walks and picturesque views across to the Isle of Wight can be enjoyed. Internally, the bungalow provides well-proportioned and adaptable living space. A spacious lounge creates a welcoming main living area, while the kitchen/breakfast room offers ample space for dining and leads through to a separate utility room for added practicality. The property benefits from two/three bedrooms, allowing flexibility for use as additional living space, a dining room, or a home office, along with a family shower room. Externally, the home continues to impress with a wide driveway providing off-road parking for several vehicles, as well as an integral garage. To the rear, a generous enclosed garden offers a private and secure outdoor space, ideal for relaxing or gardening. A fantastic opportunity for buyers looking to downsize or enjoy single-level living, without compromising on space, both inside and out.

- ***TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW***
- ***WELL PRESENTED & FLEXIBLE ACCOMMODATION***
- ***SPACIOUS LOUNGE***
- ***KITCHEN / BREAKFAST ROOM WITH SEPARATE UTILITY***
- ***INTEGRAL GARAGE & WIDE DRIVEWAY***
- ***PARKING FOR SEVERAL VEHICLES***
- ***GENEROUS ENCLOSED REAR GARDEN***
- ***POPULAR WEST HAYLING LOCATION***
- ***CLOSE TO SHOPS, NATURE TRAIL & SEAFRONT***
- ***IDEAL FOR SINGLE LEVEL LIVING***

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

Entrance Porch –

Upvc obscure double glazed windows. Tiled flooring. Light. Door to

Lounge –

Double glazed window to front aspect with venetian blinds. Laminate flooring. Down lighting. Radiator. Door to

Hallway –

Laminate flooring. Radiator. Down lights. Built in storage cupboard with hanging rail.

Kitchen/Breakfast Room –

Matching range of gloss fronted wall and base cupboards. Inset stainless steel circular sink with mixer tap. Integrated dishwasher and fridge. Inset 'Baumatic' 4-ring gas hob, built in double oven with splash back and overhead extractor hood. Wall mounted TV. Peninsular work surface forming breakfast bar, seating below. Radiator. Laminate flooring. Double glazed window and door to side. door to

Utility room –

Fitted to two sides. Single drainer stainless steel sink unit and mixer tap set in work surface. Space and plumbing for automatic washing machine below. Space for American style fridge/freezer. Gloss fronted cupboards. Double glazed window to side. Laminate flooring. Cupboard housing Consumer unit and electric meter. Cupboard with gas meter.

Bedroom 1 –

Double glazed window to rear aspect. Laminate flooring. Radiator. Twin built in wardrobes.

Bedroom 2 –

Double glazed window to rear aspect. Radiator. Laminate flooring.

Bedroom 3 –

Borrowed light obscure glazed windows from Hallway. Laminate flooring. Downlighting. Mirror fronted sliding door wardrobes. Radiator.

Shower Room –

Walk-in shower enclosure with 'rainfall style' shower and separate diverter. Extractor over. Inset wash hand basin and mixer tap, cupboards below. Tall cupboard. Close coupled WC. Down lights. Obscure double glazed window to side. Ladder style towel radiator.

Outside –

Wide block paved driveway offering ample parking 2-3 cars etc. Low walled boundaries. Gate to paved side path. Outside water tap point. Integral Garage: With electric roller door. NB. Not full size as part converted to utility room adjoining rear of Garage.

Rear Garden –

In excess 60' (approx). Paved patio area. Mainly laid o lawn. Timber garden shed. Fence enclosed.

To view the virtual tour for this property please scan the QR Code >>

IMPORTANT INFORMATION

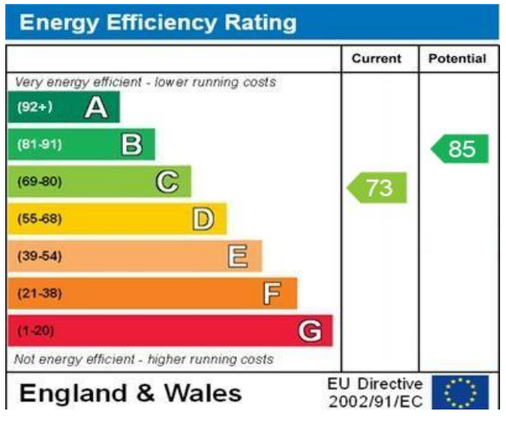
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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



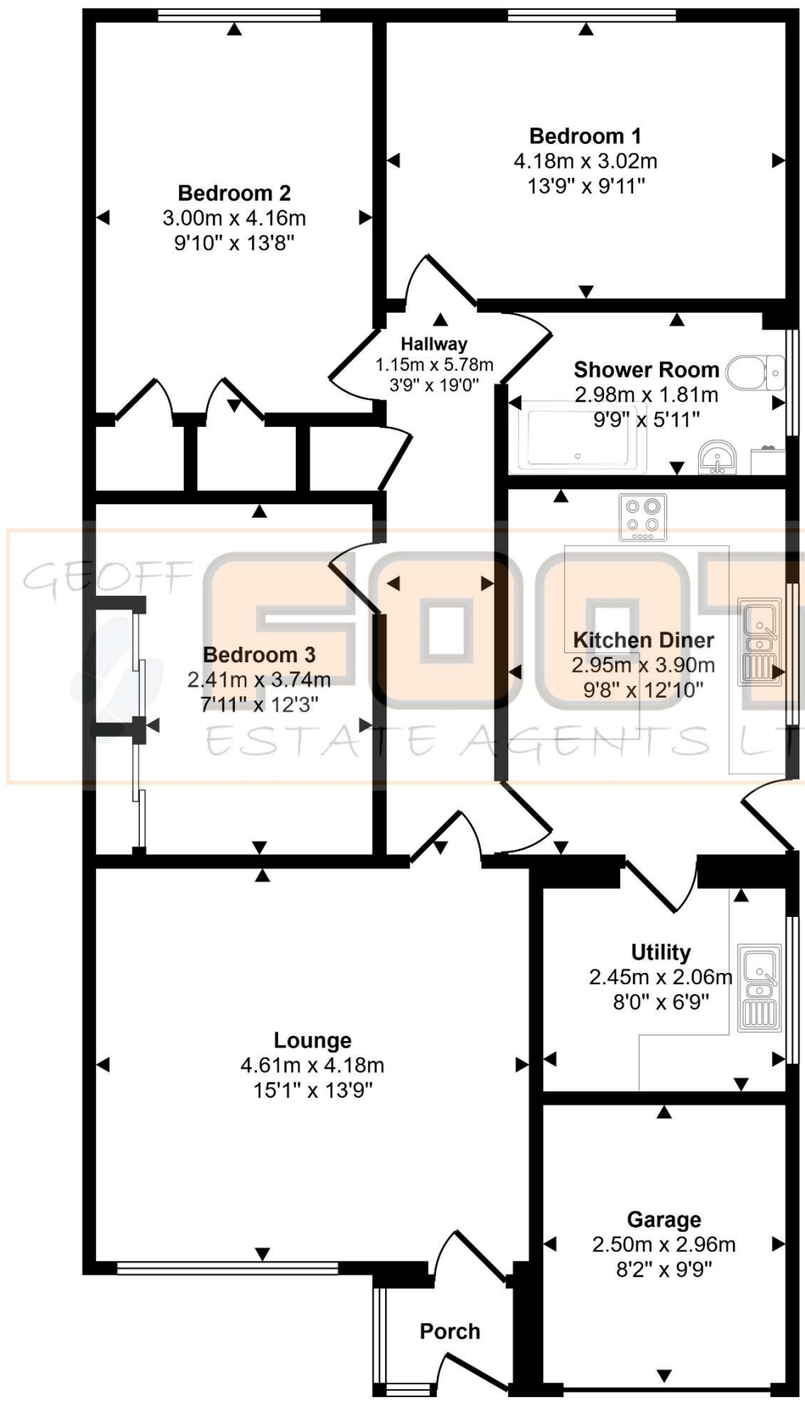








Approx Gross Internal Area
102 sq m / 1098 sq ft



Floorplan

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.