



6 The Strand | PO11 9UB | OFFERS OVER £330,000

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



Geoff Foot are pleased to offer for sale this well presented, extended and modernised end of terrace House just back from the Sea Front. The property has 4 Bedrooms and 3 Receptions with adaptable layout along with a family bathroom, en-suite shower room and a shower in the utility room providing 3 bath/shower rooms. Downstairs there is an open plan style Kitchen/Diner leading to a Lounge, Inner Hall, Utility/Shower Room, Bedroom and Sitting Room. There are 3 further Bedrooms to the first floor, a modern Family Bathroom and En-Suite shower to main Bedroom. Outside the driveway accommodates 2 cars etc and leads to a semi-detached Garage. The side garden wraps round to the fence enclose rear Garden, with raised decking for seating and artificial lawn. An ideal family home or Investment.

- Extended modern House just back from the Seafront.
- Open Plan Kitchen/Dining Room.
- Lounge and separate Sitting Room (can be converted into spacious family room).
- Three bath/shower rooms (bathroom, en-suite, utility room)
- One ground floor Bedroom, Three Bedrooms to first floor.
- Family Bathroom and En-suite to main Bedroom.
- Double glazing and gas heating system.
- Newly laid carpets and floor coverings throughout.
- Detached Garage and driveway offering parking 2-3 cars.
- Ideal family home or investment. Well presented.

**Freehold | Council Tax Band: C**

The accommodation comprises:

**Entrance –**

Outside light. Double glazed door to hallway. Cupboard housing gas and electric meters. Consumer unit over. Telephone point. Polycarbonate double glazed door to:

**Open Plan Kitchen – 11' 10" x 8' 5" (3.60m x 2.56m)**

Dark colour fronted range of wall and base cupboards and drawers. 1 1/4 bowl single drainer stainless steel sink unit with mixer tap set in woodblock effect worksurface. Return worksurface with inset 4 ring gas hob, extractor over and built in oven below. Space for tall fridge freezer. Space and plumbing for dishwasher. Wall mounted Valliant 'Ecotec' gas boiler. Tiled splashbacks. Double glazed window to front aspect with venetian blind. Laminate floor. Radiator. Breakfast bar with cupboards below forming divider to:

**Lounge – 11' 9" x 8' 8" (3.58m x 2.64m)**

Radiator. Double glazed French doors and window to rear Garden.

**Inner Hall –**

Vinyl flooring. Doors to Bedroom 3 and Sitting Room.

**Utility/Shower Room – 7' 0" x 5' 10" (2.13m x 1.78m)**

Work surface with inset sink and mixer tap. Space and plumbing below for automatic washing machine and tumble drier. Ladder style towel radiator. Corner shower cubicle with mixer shower. Close coupled WC. Extractor fan.

**Sitting Room – 9' 6" x 8' 8" (2.89m x 2.64m)**

Radiator. Double glazed French doors to rear Garden.

**Bedroom 4 – 9' 8" x 9' 6" (2.94m x 2.89m)**

Double glazed window to front aspect with roller blind. Radiator.

**Return staircase rising to first floor Landing. –**

Access to loft space. Split staircase.

**Bedroom 1 – 10' 7" x 9' 6" (3.22m x 2.89m)**

Double glazed window to rear elevation with roller blind. Radiator. Door to En-Suite: Corner shower cubicle with mixer shower. Close coupled WC. Pedestal wash hand basin. Vinyl flooring. Ladder style towel radiator. Obscure double glazed window to front elevation. Extractor fan. Mirror fronted cabinet.

**Bedroom 2 – 12' 8" x 12' 0" (3.86m x 3.65m)**

Double glazed window to rear elevation. Radiator. Over stairs bulkhead shelf.

**Bedroom 3 – 11' 5" x 5' 9" (3.48m x 1.75m)**

Double glazed box window to front elevation. Radiator.

**Family Bathroom –**

White suite comprising panelled bath with wall mounted mixer shower. Close coupled WC with concealed cistern. Wide wash hand basin with cupboard below. Tiled splash backs. Mirror fronted cabinet. Ladder style towel radiator. Vinyl flooring. Obscure double glazed window to front aspect. Extractor fan.

**Outside –**

Front: Outside water tap point. Block paved laid driveway offering parking 2 cars etc. Semi-detached Garage: 16'4" x 8'2". (approx). storage to rafters. Electric up and over door, power and light. Adjoining storage area. Pedestrian gate to

**Rear/Side garden –**

Raised decking area for table and chairs etc. Exterior light. Laid to artificial grass with pebble laid display borders. Additional side Garden area. Picket fencing boundary. NB. The wall between the Lounge and sitting Room is removeable offering a spacious open family if preferred, or can be kept as 2 rooms.

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



**IMPORTANT INFORMATION**

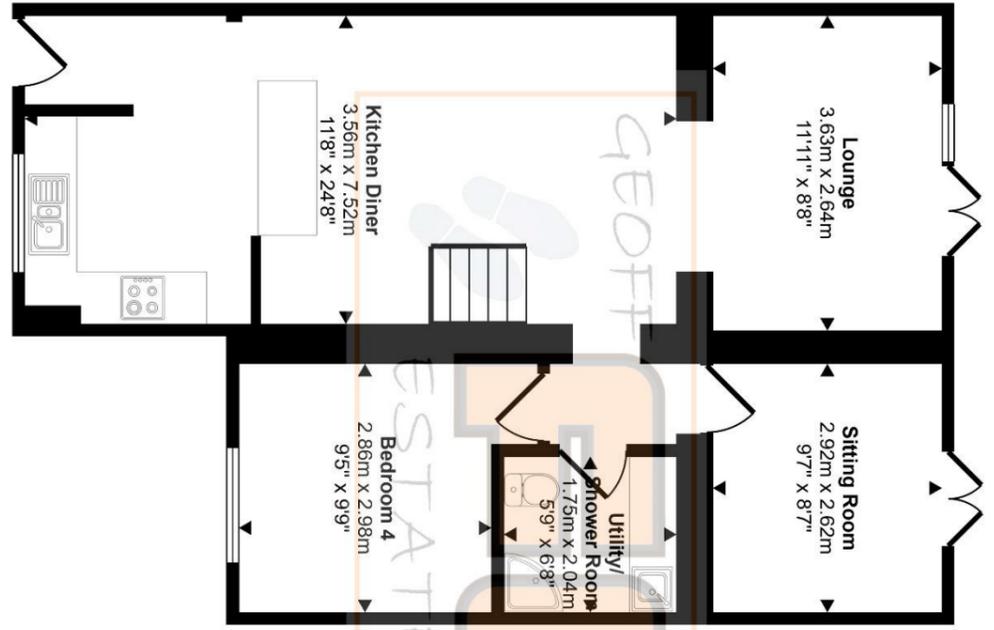
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>106</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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.

**Ground Floor**  
Approx 65 sq m / 703 sq ft



Approx Gross Internal Area  
110 sq m / 1184 sq ft

**First Floor**  
Approx 45 sq m / 481 sq ft

