



6 Denhill Close | PO11 0LD | £359,950

GEOFF **FOOT**
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Internal viewing is highly recommended for this detached Two double Bedroom Bungalow in sought after West Hayling location, just back from the Hayling Billy Nature trails and Langstone Harbour shoreline for coastal walks. The side entrance leads into a spacious Hallway, west facing Lounge/diner, Medium Oak fronted Kitchen/Breakfast room and white Bathroom suite. There is double glazing and a gas heating system. Outside has a long concrete driveway offering ample parking, attached garage and private enclosed rear Garden with patio, timber garden shed and flowering shrubs. Denhill Close is not far from West Town shops, Hayling Park, Golf course and the Sea Front.

Nicely presented.

- **DETACHED BUNGALOW IN WEST HAYLING**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **WHITE BATHROOM SUITE**
- **MEDIUM OAK KITCHEN/BREAKFAST ROOM**
- **OPEN PLAN FRONT GARDEN WITH LONG CONCRETE DRIVEWAY**
- **ATTACHED GARAGE**
- **JUST BACK FROM HAYLING BILLY NATURE WALK AND LANGSTONE HARBOUR SHORELINE**
- **ENCLOSED PRIVATE REAR GARDEN**
- **SOUGHT AFTER LOCATION**

Freehold * EPC: D * Council Tax Band: D

The accommodation comprises:

Step. light and Upvc double glazed side entrance door to –

Hallway –

Double radiator. Wall thermostat. Built in airing cupboard housing hot water tank and immersion heater. Built in cloaks cupboard with hanging rail and shelf. Consumer unit. Access to loft space.

Lounge/Diner –

Double glazed leaded light bow window to front aspect. Two double radiators. Fireplace surround with tiled backing and matching hearth, coal effect gas fire. High level double glazed leaded light window to side. Cable and TV aerial point.

Kitchen/Breakfast Room –

Medium oak fronted range of wall and base cupboards and drawers fitted to three sides. Single drainer sink unit and mixer tap set in work surface. Space and plumbing for automatic washing machine and tumble drier. Tiled splash backs. Rangemaster Leisure gas cooker with pull-out overhead extractor. Space for tall fridge/freezer. Worksurface forming breakfast bar with cupboards and drawers below and space for seating. Wall cupboards over. Double radiator. Double glazed leaded light window to side and double glazed sliding patio doors to rear Garden.

Bedroom 1 –

Double glazed leaded light window to rear aspect. Double radiator. Range of matching fitted oak effect fronted wardrobes, cupboards and chest of drawers. Double radiator.

Bedroom 2 –

Double glazed leaded light window to front elevation. Double radiator.

Bathroom –

White suite comprising panelled Bath with wall mounted Triton T80 wall shower and handrail over. Vanity shelf with half inset wash hand basin and mixer tap, cupboard below. Close coupled WC with concealed cistern. Ceramic wall tiling. Obscure double glazed leaded light window to side. Ladder style towel radiator.

Outside –

Open plan and mainly laid to lawn. Gas and electric meter boxes. Long concrete driveway offering parking 2-3 cars, leading to: Attached Garage: with up and over door, power and light. Storage to rafters. Side service door to rear Garden.

Rear Garden –

Steps from Kitchen/Breakfast room down to paved patio. Outside water tap point. Mainly laid to lawn with flowering shrubs to borders and ornate palm. Timber garden shed. fence and wall enclosed. Return pedestrian gate to front.

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IMPORTANT INFORMATION

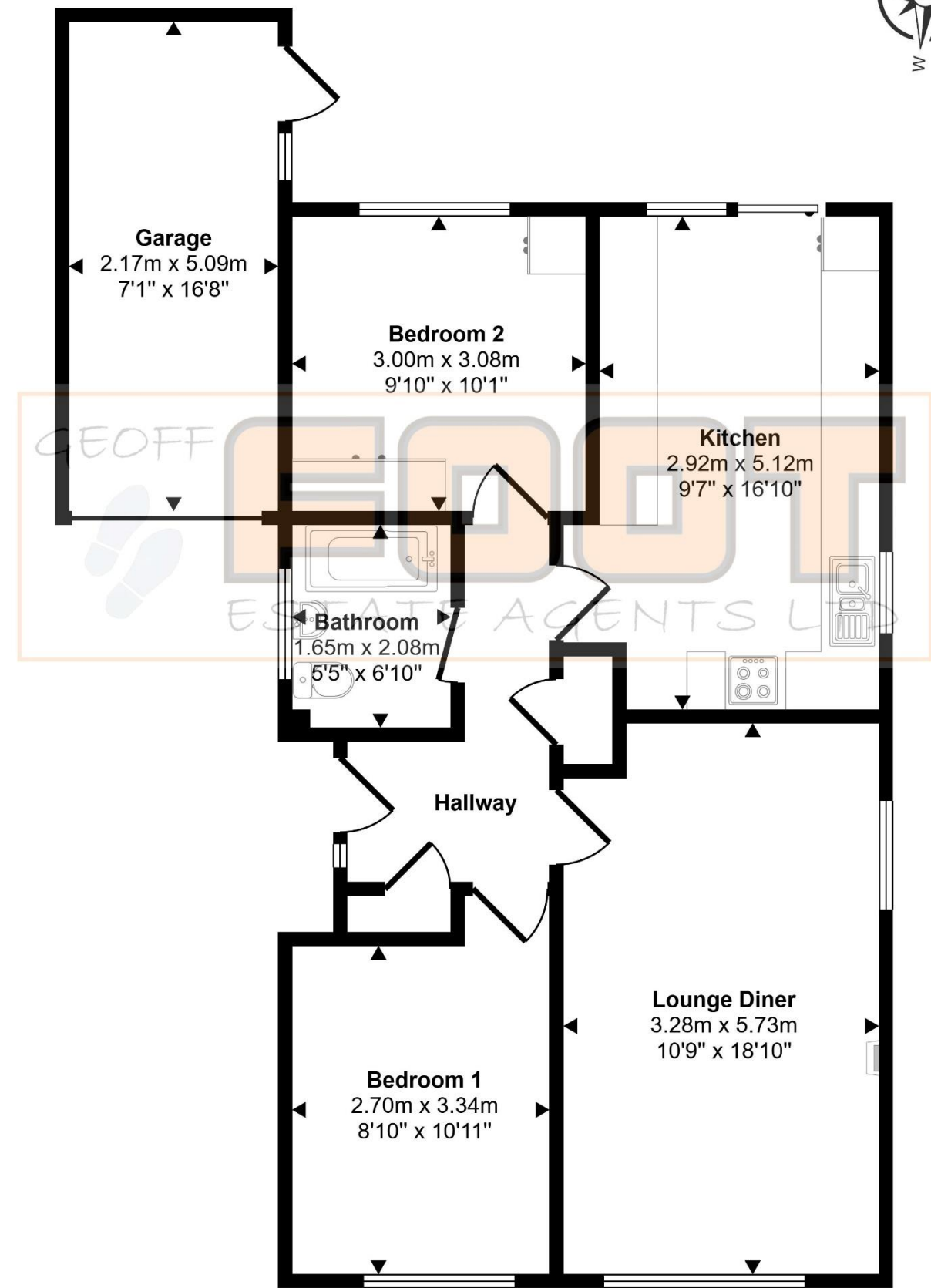
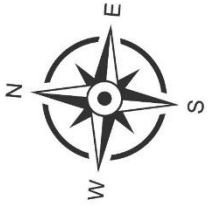
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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+) A		107
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx Gross Internal Area
80 sq m / 858 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.