



338 Sea Front | PO11 0BA | £450,000

GEOFF **FOOT**
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Internal viewing is highly recommended for this tastefully presented Georgian terraced House in a sought after location, boasting far reaching direct Sea views over the Sea Front to the I.O.W. The downstairs layout offers versatile living with a Lounge, Dining area and galley style Kitchen. Upstairs, there are two Bedrooms and a family Bathroom suite, then a second staircase rising to the third Bedroom with small Balcony, enjoying stunning views across Hayling bay to the I.O.W. Outside there is a parking space and rear Courtyard Garden. This charming character property, is just a short walk from the Inn on the beach, Golf Course and Seafront.

- **GEORGIAN HOUSE WITH FAR REACHING SEA VIEWS ACROSS HAYLING BAY TO IOW**
- **LOUNGE WITH FEATURE LOG BURNING FIREPLACE**
- **GALLEY STYLE KITCHEN**
- **DINING ROOM AREA WITH PART GLAZED ROOF**
- **MASTER BEDROOM TO FIRST FLOOR WITH SEA VIEWS**
- **BEDROOM 2 AND FAMILY BATHROOM TO FIRST FLOOR**
- **TOP FLOOR BEDROOM 3 WITH PRIVATE BALCONY AND VIEWS TO IOW**
- **PARKING TO THE FRONT**
- **PRIVATE REAR COURTYARD GARDEN WITH RESIDENTS ACCESS TO FRONT**
- **CONVENIENT TO INN ON THE BEACH, SEA FRONT & LINKS GOLF COURSE**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Step & Light. Composite double glazed door to –

Entrance Hallway –

Feature wood panelling to half height. Wall light point. Coats hanging space. Radiator. Stairs rising to first floor with under stairs storage cupboard housing Consumer Unit, gas and electric meters. Wall thermostat.

Lounge –

Feature fireplace surround with working log burner, tiled hearth. Double glazed window with shutters to front. Part wood panelling to one wall. Two radiators. Display shelving, bookcase to one wall. Twin doors to

Dining Room –

Solid strip wood flooring. Four wall light points. Radiator. Double glazed doors to courtyard garden with part double glazed roof. Return door to Hallway. Open access to

Kitchen –

Solid oak block work surface fitted to two sides with range of light colour fronted base cupboards below. Inset Butler sink with mixer tap, tiled splash backs. Inset 4-ring stainless steel gas hob with extractor hood and built in oven below. Adjacent work surface with plumbed in washing machine and integrated dish washer, wine cooler fridge and fridge. Solid strip wood flooring. Wall light point. Double glazed window to side and double glazed French doors to rear courtyard Garden.

Return split level staircase to first floor landing –

With wall panelling to half height and light.

Bedroom 1 –

Twin double glazed windows to front elevation with white wooden shutters, offering lovely sea views to Hayling Bay across to the I.O.W. Radiator.

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

Family Bathroom –

Shaped Bath with Mira wall mounted shower over and fitted screen. Tiled splash backs. Twin Savoy pedestal wash hand basins with large wall mirror over and display lighting. Ladder style towel radiator. Built in cupboard with shelving. Close coupled WC with concealed cistern. Large built in airing cupboard housing hot water tank and immersion heater. British Gas boiler and heating/hot water timer control unit. Obscure double glazed window to side and two down lights.

Second staircase with understairs storage cupboard below with light to –

Bedroom 3 –

Eaves storage cupboard. Exposed timber flooring. Radiator. Twin double glazed windows to rear elevation. Double glazed French doors into dormer leading to BALCONY: with rail and offering superb views over Sea front across to the I.O.W.

Outside –

Paved parking space to the front.

Courtyard style Rear Garden –

Paved courtyard area for seating and display tubs. Raised ledge for tubs. Wall lights. Outside water tap point. Newly laid decking area with planter. Access over rear of next door for bin collection.



IMPORTANT INFORMATION

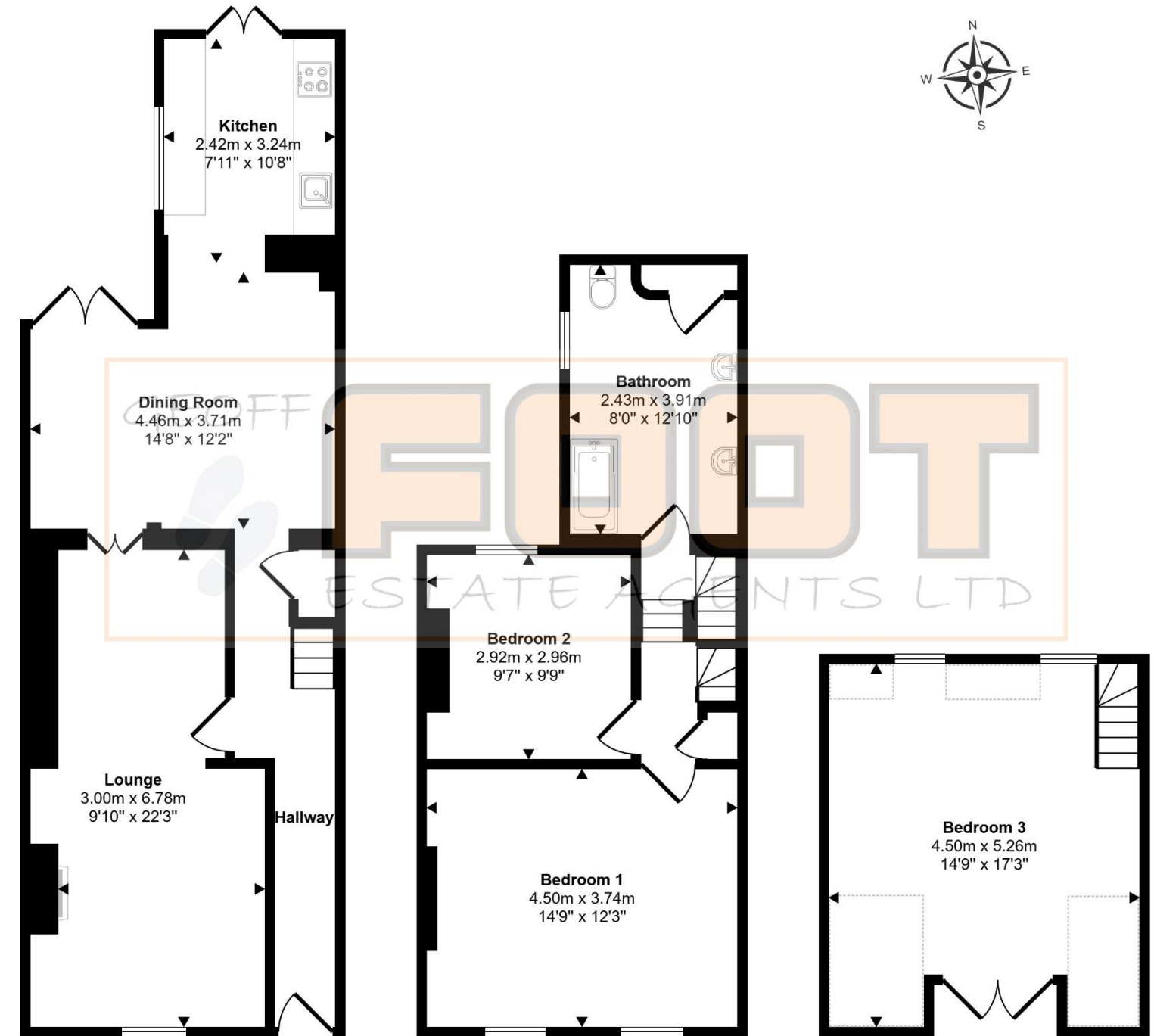
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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

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





Approx Gross Internal Area
118 sq m / 1270 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft

First Floor
Approx 41 sq m / 442 sq ft

Second Floor
Approx 22 sq m / 238 sq ft

☐ Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		81
	59	

England & Wales EU Directive 2002/91/EC