



2B Selsmore Avenue | PO11 9PB | £365,000



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Early viewing is advised for this spacious detached chalet style house in Selshire, convenient for coastal walks and Mengham Rythe Sailing Club. Kitchen/Diner, Lounge, Bathroom and 3rd Bedroom/Sitting Room to ground floor. 2 double Bedrooms and WC to first floor. Outside there is a driveway leading to attached garage and west facing rear garden in excess 100" (approx.). An ideal family home.

- **Three bedroom detached chalet style house in Selshire.**
- **Kitchen/ Diner & Lounge.**
- **Bedroom 3/Sitting Room to Ground floor.**
- **Downstairs Bathroom. WC to first floor.**
- **Two double Bedrooms to first floor.**

- **Driveway and attached Garage.**
- **West facing rear Garden in excess 100' (approx)**
- **Double glazing, gas heating system.**
- **Convenient for Mengham Rythe Sailing Club and coastal walks.**
- **Ideal family or second home.**

Freehold Council Tax Band: D

The accommodation comprises:

Obscure double glazed side entrance door to –

Hallway –

Radiator. Wall thermostat. Staircase rising to first floor with built in under stairs storage cupboard, space and plumbing for automatic washing machine.

Lounge – 17' 0" x 12' 6" (5.18m x 3.81m)

Double glazed deep bow window to front aspect. Double radiator. TV aerial point and cable point. Two wall light points.

Family Bathroom –

Pastel suite comprising panelled bath with mixer tap/ hand held shower attachment over. Pedestal wash hand basin and low level WC. Ceramic wall tiling. Obscure double glazed window to side aspect. Radiator. Slip resistant flooring.

Bedroom 3/Sitting Room – Bedroom area: 10' 8" x 8' 1" (3.25m x 2.46m) Radiator.

Sitting Room area: 10'2" x 8'1" . Skylight. TV aerial point. Double glazed sliding patio doors leading to long rear garden.

Convenient for elderly parent or teenager etc.

Kitchen/Diner –

Kitchen Area: 10'10" x 8'6". Range of matching medium oak fronted wall and base cupboards and drawers. Inset 4-ring as hob with pull-out extractor hood over. Eye level 'AEG' electric cooker, fitted microwave over and cupboards. Tiled splash backs. Cupboard housing modern 'Vailant' gas condensing boiler (serviced annually). Integrated fridge and dishwasher. Radiator. 1 1/2 bowl single drainer sink unit and mixer tap with waste disposal unit, set in work surface, forming divider to: Dining Area: 11'2" x 8'7". Space for table and chairs. Skylight. Obscure double glazed door to side path. Recently fitted sliding patio doors with vertical blinds, leading to west facing long rear garden.

First Floor Landing – Double glazed window to side elevation.

WC – Low level WC and pedestal wash hand basin with tiled splash backs. Mirror fronted cabinet. Obscure double glazed window to side elevation.

Bedroom 1 – 12' 8" x 12' 8" max (3.86m x 3.86m)

Triple sliding door fronted wardrobes with hanging rails and shelving. Double glazed window to front elevation. Radiator.

Bedroom 2 – 10' 8" x 10' 5" to wardrobes (3.25m x 3.17m)

Built in single wardrobe with shelving. Double sliding door fronted wardrobe with hanging rail and shelving. Radiator. Double glazed window to rear elevation.

Outside –

Low walled front boundary with flowers and shrubs to border, hedge to side. Climber. Concrete driveway to

Attached Garage – 22' 2" x 7' 10" (6.75m x 2.39m)

With up and over door, power and light. Gas and electric meters with fuse box. Storage to rafters. UPVC double glazed door to rear garden.

West facing rear garden –

In excess 100' (approx.). Paved patio area, outside water tap point and extensive lawn with inset shrubs, Camelia and small pear trees to borders. Hedged and fenced boundaries. Outside wall light.



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		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	