



11 The Sanderlings | PO11 9HZ | £465,000

GEOFF
 **FOOT**
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Geoff Foot Estate Agents are delighted to offer this detached House in a popular cul-de-sac location just back from the Sea front. The Hallway leads to a south facing Lounge, separate Dining Room, Cloakroom and Kitchen/Breakfast room. There are three double Bedrooms and a family Bath/Shower room to the first floor. Outside offers ample parking, a detached Garage and Gardens to front & rear. This accommodation is ideal as a Family home and is convenient to local shops, amenities and Sea Front. No forward chain!

- **Detached House just back from Sea Front.**
- **Three double Bedrooms.**
- **Lounge and separate Dining Room.**
- **Downstairs Cloakroom & Family Bath/Shower room to first floor.**
- **Kitchen/Breakfast room with white gloss fronted units.**
- **Gas heating system & square leaded light double glazing.**
- **Driveway with ample parking and detached Garage.**
- **Front and rear Gardens.**
- **Convenient to local shops & Sea Front.**
- **Ideal family home, no forward Chain !**

Freehold ** EPC D ** Council Tax Band: D

The accommodation comprises:

Double glazed UPVC door with obscures glass panel into –

Entrance Hallway –

Double radiator. Telephone point. Staircase rising to first floor with under stairs storage cupboard housing consumer unit and light. Obscured double glazed window to front aspect. Panel glazed door to

Lounge – 15' 10" x 11' 10" (4.82m x 3.60m)

South facing double glazed bow window to front aspect with fitted vertical blinds. Double radiator. TV/cable points. Central ceiling light. Feature brick fireplace with wooden mantle and coal effect gas fire (not tested). Obscured double glazed window to side aspect. 2 wall light points. Open archway to

Dining Room – 11' 10" x 10' 1" (3.60m x 3.07m)

Double glazed sliding patio doors opening onto rear garden. Central ceiling light. Double radiator. Laminate flooring. Door to

Kitchen/Breakfast room – 12' 10" x 9' 11" (3.91m x 3.02m)

Range of white gloss fronted wall and base cupboards and drawers. Single drainer polycarbonate sink unit and mixer tap, set in work surface. Integrated 'Candy' dishwasher and 'Electrolux' automatic washing machine. Space for tall fridge/freezer. Tiled splash backs. Concealed under cupboard strip lighting. 'Zanussi' cooker with over head extractor. Space for table and chairs. Double radiator. Further work surface with wall cupboard housing 'Baxi' gas boiler, heating/hot water timer control switch, cupboards and drawers below. Double glazed window and door to driveway. Return door to Hallway.

Cloakroom –

Obscured double glazed window to side aspect. Low level WC. Vanity shelf with wash hand basin and mixer tap, cupboards below. Tiled splash backs. Heated towel radiator and vinyl flooring.

Staircase rising to first floor Landing. –

Double glazed window to side elevation. Built in airing cupboard housing hot water tank and shelving.

Bedroom 1 – 13' 1" x 11' 10" (3.98m x 3.60m)

Double glazed window to front south facing aspect. Radiator. Ceiling fan light. Fitted wardrobes with over bed space cupboards, bedside cabinets and matching dressing table unit and drawers.

Bedroom 2 – 13' 1" x 11' 10" (3.98m x 3.60m)

Double glazed window to rear elevation. Radiator. Ceiling light.

Bedroom 3 – 10' 0" x 9' 11" (3.05m x 3.02m)

Double glazed window to rear elevation. Radiator. Ceiling light.

Family Bath/Shower room –

White suite comprising panelled bath with twin grips, mixer tap and tiled splash backs. Separate shower enclosure with 'Mira sport' electric shower. Vanity shelf with half inset wash hand basin, WC with concealed cistern. Towel radiator. Shaver point. Obscure double glazed window to front elevation. Slip resistant flooring.

Outside –

Front: Low walled front boundary enclosing lawned garden area. External gas and electric meter boxes and water tap point. Driveway leading to

Detached Garage – 18' 8" x 8' 2" (5.69m x 2.49m)

With up and over door, power, light, side service door and window.

Rear Garden –

Patio area with wall mounted sensor light. Mainly laid to lawn with borders and fence enclosed.

NO FORWARD CHAIN!

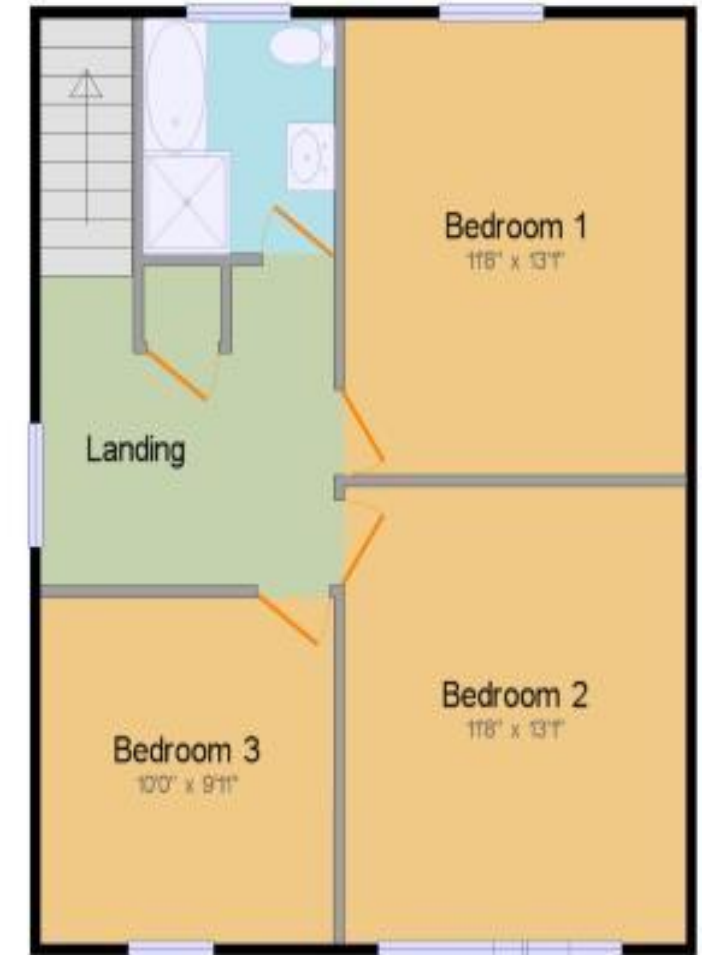


IMPORTANT INFORMATION

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.



Ground Floor



1st Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	