



**'Whispering Winds' 9 Green Lane | PO11 0BG | £535,000.**

GEOFF **FOOT**  
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*A three Bedroom detached chalet Bungalow in Southwest Hayling offering adaptable accommodation. There is a Hallway, Kitchen/Breakfast room, Lounge/Dining room, two downstairs Bedrooms, Cloak/Shower Room. Family Bathroom and a Bedroom to first floor with En suite. The extensive driveway offers ample parking for several cars, boat, Motorhome and has an integral Garage/Storeroom. The West facing Rear Garden is in excess 65' approx. and has a patio with pergola over. The property is convenient to Hayling Park, the Sea Front, Shops and Bus route and would be an ideal Family home.*

- **Detached chalet Bungalow in Southwest Hayling Island.**
- **Three Bedrooms, adaptable layout.**
- **Downstairs Cloak/Shower Room, Family Bathroom and En Suite to first floor Bedroom.**
- **Kitchen/Breakfast Room. Utility area.**
- **Lounge/Dining Room with dual fuel Log Burner.**
- **Gas heating system. Double glazing.**
- **West facing Rear Garden in excess 65' Approx. Enclosed.**
- **Integral Garage with 'in & out' Driveway for several cars, boat, motorhome etc.**
- **Convenient to Hayling Park, Sea Front, local shops and Bus routes.**
- **Internal viewing recommended. Ideal Family Home.**

**Freehold Council Tax Band: E**

The accommodation comprises:

**Arched recess with step, exterior light, UPVC door with side light. –**

**Entrance Hallway** – Radiator. Coats hanging space. Shelf. Telephone point. Under stairs storage cupboard. Slimline storage cupboard. Inner Hallway to Family Bathroom.

**Lounge/Dining Room – 23' 1" x 10' 4" extending to 11'10" (7.03m x 3.15m)**

Two radiators. Double glazed window to side aspect. Double glazed window and double glazed sliding patio doors to rear Garden. Three uplighters. Working dual fuel log burner. Space for table and chairs. Door to first floor.

**Kitchen/Breakfast room – 14' 9" x 11' 10" extending to 13'4". (4.49m x 3.60m)**

1.5 bowl white enamel sink unit with mixer tap set in work surface. Space and plumbing for automatic washing machine and dishwasher. Space for free standing gas or electric cooker. Extractor hood over. Range of matching white fronted wall and base cupboards and drawers. Wall mounted 'Worcester Bosch' gas boiler. Work surface with space for fridge or freezer below. Peninsular wood block Breakfast bar with space below for stools and appliance. Tall larder cupboard and shelving unit. Space for 'American style' fridge/freezer and tall fridge. Laminate flooring. Down lighting on dimmer switch. Wall mounted TV. Double glazed window to front and door to lean-to storage/Utility area, with double glazed doors to front

**Cloak/Shower Room –**

Wide cubicle with concertina doors and wall mounted shower. Pedestal wash hand basin and close coupled WC. Obscure double glazed window to front. 'Ladder style' towel radiator. Partly tiled walls. down lighting.

**Bedroom 1 – 12' 10" to wardrobes x 10' 4" (3.91m x 3.15m)**

Double glazed window overlooking rear Garden. Radiator. Sliding door fronted double wardrobe with shelving. Floor to ceiling range of wardrobes with central mirror. Coats hanging space.

**Family Bathroom –**

White suite comprising panelled Bath with mixer tap/handheld shower. Pedestal wash hand basin and close coupled WC. Radiator. Down lights. Obscure double glazed window to side aspect. Slip resistant flooring. Mirror fronted cupboard with shelving. Cupboard housing gas meter.

**Bedroom 2 – 11'10" x 8'0" (3.60m x 2.44m)**

Double glazed window to front elevation. Radiator. 3 single wardrobes with shelving, one mirror fronted. Coats hanging space.

**Return staircase to first floor and Bedroom 3 – 15' 8" x 14' 10" including stair well. (4.77m x 4.52m)**

Two radiators. Double aspect double glazed windows to front and rear elevations. Bannister and railings surround for stairwell. Two eaves storage cupboards. Door to: WC Pedestal wash hand basin and close coupled WC. Double glazed dormer window to front elevation with roller blind. Vinyl flooring.

**Outside Front –**

Extensive porous tarmac laid 'in and out' driveway offering parking for 3-4 cars, boat, motorhome etc. Outside water tap point. Fenced boundaries. Side gate to rear Garden.

**Integral Garage/Storage room. – 10' 4" x 8' 0" (3.15m x 2.44m)**

With up and over door, power, and light. Fuse box and electric meter.

**West facing Rear Garden –**

In excess 65' approx. Concrete patio area beneath Pergola. Exterior lighting. Raised flower bed. Mainly laid to lawn with inset shrubs and small trees. Timber Garden Shed 15' x 8' (approx).



**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.

