



6 Wheatlands Avenue | PO11 9SG | £330,000

GEOFF **FOOT**
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Internal viewing is highly recommended for this spacious detached Chalet Bungalow in South East Hayling, having a Veranda style entrance with Hallway, downstairs Bathroom, Kitchen, Lounge, Dining Room and main Bedroom to ground floor. Upstairs are a further 2 double Bedrooms. The UPVC Conservatory leads out to a South facing rear Garden, adjoining an 'open space' grass area and brick built double Garages accessed by a long concrete driveway. Convenient to Sea front. In need of some updating. No Forward Chain!

- **Detached chalet style Bungalow in South East Hayling.**
- **One double bedroom to ground floor, two further bedrooms.**
- **Spacious Lounge leading to Dining Room.**
- **Kitchen 14'10 x 9'0.**
- **Double glazing, gas heating system.**
- **UPVC Conservatory.**
- **Gardens to front and south facing rear garden.**
- **Long concrete driveway leading to Double garages to rear.**
- **Spare garden area adjoining Garages.**
- **In need of upgrading, no forward chain!**

Freehold | | Council Tax Band: D

The accommodation comprises:

Exterior light, step & verandah style entrance, gas meter box, double glazed door

Hallway –

Two radiators, wall thermostat. Staircase rising to first floor with understairs cupboard housing electric meter & consumer unit.

Kitchen – 14' 10" x 9' 0" (4.52m x 2.74m)

Single drainer stainless steel sink unit set in work surface, cupboards & drawers below. Space for gas cooker. Tiled splashbacks. Range of matching wall & base cupboards & drawers. Space & plumbing for a washing machine & dishwasher. Wall Mounted 'Ideal Independent' gas boiler extractor fan. Obscured double glazed door & window to side path. Twin Double Glazed windows to front aspect.

Lounge – 28' 7" (into bay) x 12' 0" (8.71m x 3.65m)

Brick built fireplace surround with wooden mantle & quarry tiled hearth. Gas Point. Double glazed bay window & two Double glazed windows to side aspect. Five wall light points & two radiators. Arch through to:-

Dining Room – 11' 6" x 8' 0" (3.50m x 2.44m) *Space for table & chairs. Double glazed window to side aspect. Door to bedroom. Double glazed patio doors to:-*

Conservatory – 12' 4" x 8' 7" (3.76m x 2.61m)

UPVC double glazed windows to 3 sides. Radiator. Power and lights. Double glazed door to rear garden.

Bedroom 1 – 15' 0" x 10' 7". *Double glazed window to rear aspect. Radiator. Range of fitted bedroom furniture, wardrobes, cupboards and drawers, dressing table unit. Ceiling light/fan.*

Family Bathroom – 14' 10" x 8' 0" (4.52m x 2.44m)

White suite comprising panelled bath with twin grips and mixer tap/ hand held shower. Low level WC and pedestal wash hand basin. Ceramic wall tiling. Radiator. Strip wood ceiling. Twin strip lighting. Built in cupboard. Obscure double glazed window to side aspect. Mirror fronted bathroom cabinet.

Stairs to 1st floor Landing – Doors to

Bedroom 2 – 11' 9" x 15' 4" max (3.58m x 4.67m)

Obscure double glazed window to side elevation. Radiator. Dado rail. Wardrobes. Access to loft space.

Bedroom 3 – 10' 10" x 16' 8" max (3.30m x 5.08m)

Double glazed window to side elevation, radiator. Eaves storage cupboard.

Outside – Front: *Low walled front boundary. Part shingle and concrete laid. Wrought iron double gates to long concrete driveway and additional concrete parking area. Brick built DOUBLE GARAGE: With twin doors, lighting, power and inspection pit. South facing rear Garden: Partly paved and part shingle laid for seating and display tubs. Twin brick arches to 'open space' grass area. Wall enclosed. Return pedestrian gate to driveway.*



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.

