



85 St. Thomas Avenue | PO11 0EU | £440,000



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Geoff Foot Estate Agents are delighted to offer for sale this 3 bedroom, detached family home located in a popular West Hayling Location. The property is ideally situated to West Town's local shops and amenities, bus routes, Hayling Sea Front, Hayling Golf Club and the Hayling nature Billy trail. You approach the property via the long driveway which offers ample off road parking. The side entrance leads into the hallway with access into all ground floor rooms. On the ground floor you find the spacious lounge/diner, kitchen, bedroom 3/reception room 2 and a shower room. Access into the rear garden is via an external side gate or through the sliding doors in the lounge. On the 1st floor you have two additional bedrooms and the family bathroom. Early viewing is advised on this property. N.B - The property currently has tenants in situ, they will be vacating the property in March/April 2021.

- **Detached Family Home**
- **3 Double Bedrooms**
- **Spacious lounge/Diner**
- **Kitchen**
- **Family Bathroom and Ground Floor Shower Room**
- **Driveway offering off road parking**
- **Garage**
- **Generous sized Rear Garden**
- **Situated in a popular and quiet West Hayling location.**
- **Convenient to West Town's shops and amenities, Hayling Sea Front and Hayling Golf Club**

Freehold | Council Tax Band: E

The accommodation comprises:

Side entrance with UPVC double glazed door. Step to:

Hallway –

Wall thermostat. Radiator. Return staircase rising to first floor with storage cupboard below. Additional deep walk in storage cupboard.

Cloak/Shower Room –

Close coupled WC with push button flush. Wash hand basin with mixer tap and cupboard below. Radiator. Walk in shower enclosure with wall mounted 'Mira Advance' electric shower. Ceramic tiled splashbacks. Wall mirror with strip light/shaver point over. Obscured double glazed window to side aspect.

Lounge/Diner –

Double aspect double glazed windows to front and side aspect (with two windows to side aspect) plus double glazed sliding doors leading out onto the rear garden. Three radiators. Tiled fireplace surround with recess and hearth. Door to:

Kitchen – 15' 2" x 10' 4" (4.62m x 3.15m)

Range of medium oak fronted wall and base cupboards and drawers fitted to two sides. Double drainer stainless steel sink unit set in worksurface, tiled splashbacks. Integrated fridge. 'Belling' 4 ring gas hob, with extractor over. Eye level oven. Space and plumbing for automatic washing machine. Space for table and chairs. Radiator. Double aspect double glazed windows to side and rear garden aspect. UPVC double glazed door. Freestanding 'Potterton Kingfisher 2' gas boiler. Return door to hallway.

Bedroom 3 – 9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window to front aspect. Radiator.

Landing –

Double glazed window to side elevation with vertical blinds. Access to loft space.

Bedroom 1 – 15' 1" x 9' 0" (4.59m x 2.74m)

Double glazed window to front elevation. Radiator. Two built in wardrobes. Eaves storage cupboard.

Bedroom 2 – 14' 0" x 10' 10" (4.26m x 3.30m)

Twin built in wardrobes. Double glazed window to rear elevation. Radiator.

Family Bathroom –

Pastel suite comprising panelled bath with mixer tap and wall mounted 'Triton' electric shower over. Pedestal wash hand basin. Low level WC. Heated towel rail. Wall tiling. Obscured double glazed window to side elevation. Built in airing cupboard housing hot water tank. Shelf and cupboard below. Mirror with strip light and shaver point.

Outside –

Front: Mainly laid to lawn with hedges to side borders. Flower border along paved driveway. Rear: Mainly laid to lawn. timber garden shed. Flower borders. Fence enclosed.

Garage – 16' 2" x 8' 9" (4.92m x 2.66m)

Electric roller door. Power and light. Window and side service door.



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.

