



6 Fountain Square, Station Road | PO11 0FB | £269,995

GEOFF



FOOT

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Geoff foots are delighted to be offering for sale this 'Mews style' house set in a popular retirement complex with a secure gated entrance in West Hayling, convenient to local shops, Hayling Park, Station Theatre, Hayling Billy Nature trail, Sea Front and bus routes. This three Bedroom house features a Lounge, Dining room, Shower room and Kitchen with fitted appliances to the ground floor, with the three Bedrooms and a white bathroom suite to the first floor. The rear Garden is enclosed and has a timber garden shed and rear access gate. There are communal areas for seating and an allocated Car Port for parking at the front of the complex. Well presented and has no forward chain!

- **Pleasant 'Village style' gated retirement complex (55 years and over)**
- **Lounge with 'Adams style' fireplace. Separate Dining Room.**
- **Kitchen with integrated appliances.**
- **Downstairs Shower room. UPVC Conservatory.**
- **Three Bedrooms. Bathroom suite.**

- **'Georgian style' UPVC double glazing. Gas heating system.**
- **Security entry system with driveway and pedestrian gates.**
- **Convenient to local shops, Station Theatre, Hayling park, Sea Front, Hayling Billy Nature trail and bus routes.**
- **Enclosed garden with rear access gate. Car port and bin store area.**
- **Well presented. No forward chain.**

Freehold in Leasehold complex | EPC: C | Council Tax Band: C

The accommodation comprises:

Secure driveway and pedestrian entry gates leading into a well maintained Retirement complex. –

Feature hardwood door beneath a pitched tiled porch entrance to –

Hallway –

Radiator. Wall mounted intercom entry phone. and wall thermostat. Cloaks cupboard with alarm system and consumer unit. Staircase rising to first floor. Door to

Lounge – 13' 8" x 13' 4" (4.16m x 4.06m)

'Adams style' fireplace with wooden surround, marble effect backing and hearth. Fitted coal effect electric fire. Cable, TV and telephone points. Double glazed window to front aspect over looking courtyard and fountain. Radiator. Double panel glazed doors to

Dining Room – 11' 8" x 7' 10" (3.55m x 2.39m)

Laminate flooring. Radiator. Deep built in under stairs cupboard with shelving and coats hanging space. Double glazed French doors and side lights leading to rear garden. Doors to Kitchen and Shower Room.

Kitchen – 8' 3" x 7' 2" (2.51m x 2.18m)

Single drainer stainless steel sink unit with mixer tap set in marble effect work surface, cupboards below. Integrated slimline 'Bosch' dishwasher and integrated washer/dryer. Tiled splash backs and under cupboard concealed display lighting. Return work surface with matching range of light wood fronted effect wall and base cupboards and drawers. Inset inset 'Bosch' 4-ring gas hob with overhead extractor hood and oven below. Integrated tall fridge/freezer. Down lighting. Further larder cupboard with shelving. Double glazed sliding patio doors to

Conservatory – 7' 9" x 7' 9" (2.36m x 2.36m)

White UPVC 'Edwardian style' with full length double glazed windows to two sides and fitted vertical blinds. Tiled flooring. Wall light point and double power point. French door to rear garden.

Shower Room –

Tiled shower cubicle with wall mounted 'Mira Excel' mixer shower and hand rails. Pedestal wash hand basin and close coupled WC with concealed cistern. 'Ladder style' towel radiator. Wall mirror with strip light/shaver point over. Ceramic wall and floor tiling. Down lights. Cabinet and extractor fan.

First Floor Landing –

Radiator. Double built in airing cupboard with hot water tank and immersion heater, shelf over. Storage cupboard housing 'Ideal' gas boiler. Access to loft space.

Bedroom 1 – 12' 0" x 9' 10" (3.65m x 2.99m)

Twin double built in wardrobes with hanging rail and shelf. Radiator. Double glazed window to rear aspect. Two wall light points. Telephone point.

Bedroom 2 – 9' 10" x 9' 9" (2.99m x 2.97m)

Twin double built in wardrobes with hanging rails and shelving. Double glazed window to front elevation over looking Courtyard and fountain. Radiator.

Bedroom 3/Study – 6' 2" x 6' 2" (1.88m x 1.88m)

Double glazed window to rear elevation. Radiator. 2 Shelves. Telephone point.

Bathroom –

White suite comprising panelled bath with mixer tap, shower screen and wall mounted 'Mira Excel' mixer shower and hand rails. Inset half wash hand basin and close coupled WC beneath vanity shelf, concealed cistern. Wall mirror with strip light/shaver point. Ceramic wall and floor tiling. 'Ladder style' towel radiator. Velux skylight. Down lights and extractor fan.

Outside – Own frontage with hedge and flowers. Fence enclosed rear Garden with paved patio area and planted small shrubs. Timber garden shed. Rear access gate. Raised sleeper flower bed.

Charges –

There is a rent charge on the property of £345.66 per annum. A service charge for the communal areas is £199.43 per month 2020/2021 which includes Buildings Insurance. The maintenance charge includes: Exterior decorating. Front garden maintenance. Window cleaning front & rear. Maintenance to parking areas and gates. Management of bin store area, fountain, all paved areas and garden areas including seating. There is a maintenance Manager on site regularly and office. NB: There is an age restriction to 55 and over. 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.

