



96 Kings Road | PO11 0PE | £389,995

GEOFF
 **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Internal viewing is recommended for this deceptively spacious detached Bungalow in central Hayling, convenient to local shops, Bus routes, schools and amenities. The driveway approach offers off road parking, an additional parking area and attached Garage. There are 3 double Bedrooms, one with en suite, family Bathroom, Lounge, Dining room and Kitchen. There are gardens front and rear with a Summer house and established shrubs. No forward chain!

- **Detached Bungalow in Gable head/central Hayling Island.**
- **Gas heating system. Double glazing.**
- **3 double Bedrooms, one En-suite.**
- **Generous sized enclosed rear Garden.**
- **Kitchen/Diner 16' x 12' (approx).**
- **Convenient to local shops, schools, bus routes,**
- **Lounge leading to rear garden.**
- **Some updating required.**
- **Attached Garage, driveway with additional parking.**
- **No forward chain! Ideal retirement.**

Freehold | | Council Tax Band: D

The accommodation comprises:

Sloping non slip decking rising to obscure panel glazed door. Light. –

Entrance Hallway –

Radiator. Telephone point. Access to loft space.

Lounge – 23' 8" x 11' 10" (7.21m x 3.60m)

Stone built chimney breast with wooden mantle, stone hearth and coal effect gas fireplace. Three wall light points. Telephone point. Three radiators. Two double glazed windows to side aspect.

Kitchen/Diner – 16' 0" x 12' 0" (4.87m x 3.65m)

Single drainer stainless steel sink unit with mixer tap set in work surface, cupboards below. Space and plumbing for dish washer and automatic washing machine. Return work surface with inset 'Stoves Newhome' oven and grill. Range of matching light wood effect fronted wall and base cupboards and drawers. Space for table and chairs. Brick built fireplace with wooden mantle. Radiator. Panel glazed door to side. Return door to Hall. Double glazed bow window to front aspect.

Bedroom 1 – 10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to rear elevation. Radiator. Single built in wardrobe, hanging rail and shelf. Door to En-Suite: Tiled shower cubicle with 'Mira' shower, rail and curtain. Pedestal wash hand basin and close coupled WC. shelving. Extractor fan.

Bedroom – 10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to side aspect. Radiator. Built in double wardrobe.

Bedroom – 9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to side aspect. Radiator.

Family Bathroom –

Pastel suite comprising paneled bath with twin grips and wall mounted shower. Close coupled WC and pedestal wash hand basin. Wall tiling to half height. Obscure double glazed window to side. Radiator with towel rail over. Wall mirror with light strip/shaver point. Mirror fronted cabinet. Built in airing cupboard housing hot water tank.

Outside –

Front: Concrete driveway with additional parking area. Laid to lawn with shrubs. external meter boxes. Path to rear Garden.

Attached Garage – 16' 4" x 9' 6" (4.97m x 2.89m)

With double opening doors, work bench, radiator and fuse box. Wall mounted 'Baxi' gas boiler. Side service door to driveway.

Enclosed Rear Garden –

Raised paved patio area. Mainly laid to lawn with Summer House for garden chair storage etc. Wisteria and Australian Bottle brush plant and other established shrubs. Fence and hedged boundaries. return path to front.



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.

