



26 Sidlesham Close | PO11 9ST | £320,000

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 spacious three Bedroom link Semi-detached House in Sandy point, convenient to Hayling Island Sailing Club and Nature Reserve. Down stairs offers a west facing Lounge with deep under stairs storage cupboard, through to a Kitchen/Breakfast room and onto a UPVC Conservatory. Upstairs are three Bedrooms and a family Shower room. The property benefits from double glazing and a gas heating system. The front garden has a paved path and driveway leading to attached garage and an enclosed rear Garden with shaped flower and shrub borders. . An ideal family home, investment or for weekends near the Sea side.

There is no forward chain!

- **Link Semi-detached House in Sandy Point.**
- **No forward chain!**
- **Kitchen/Breakfast room.**
- **West facing Lounge.**
- **UPVC 14'6" x 6'8".**
- **Conservatory**
- **Double glazing and gas heating system.**

- **Family Shower room to first floor.**
- **Generous sized rear garden in excess 60' (approx).**
- **Driveway and attached Garage 25'6" x 7'10".**
- **Ideal family home, or investment, holiday/weekend use.**
- **Convenient Hayling Island Sailing Club and nature**

Freehold | | Council Tax Band: C

The accommodation comprises:

Covered entrance with step, light, UPVC double glazed door to –

Entrance Hallway –

Doble radiator. Telephone point. Staircase rising to first floor. Door to

Lounge – 16' 0" x 13' 0" (4.87m x 3.96m)

Wooden fireplace surround with coal effect fire, marble effect backing and hearth. Radiator. TV aerial point. Wall thermostat. Deep under stairs cupboard with coats hanging space, light, consumer unit, gas and electric meters. Door to

Kitchen/Breakfast Room – 16' 0" x 7' 8" (4.87m x 2.34m)

Range of wood grain fronted wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer sink unit with mixer tap set in marbled effect work surface. Space and plumbing for automatic washing machine and tumble drier. Tiled splash backs. Return work surface with fitted 'Zanussi' electric hob oven. Under counter space for fridge and freezer. Further wall and base cupboards and drawers. End display shelving. Heating/hot water timer control switch. Window to rear aspect. Space for table and chairs. Radiator. Double glazed door to

Conservatory – 14' 6" x 6' 8" (4.42m x 2.03m)

UPVC double glazed window units to two sides. UPVC double glazed panel to one wall. Electric slimline wall heater. Power and light. Fitted vertical blinds. Double glazed door to rear garden.

Staircase rising to first floor Landing –

Access to loft space. Doors to all rooms.

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

Double glazed window with vertical blinds to front elevation. Radiator. Double and twin wardrobes to one wall, hanging rail and shelves, with bed space between. Shelf.

Bedroom 2 – 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to rear elevation. Radiator.

Bedroom 3 – 9' 0" x 5' 10" (2.74m x 1.78m)

Double glazed window to front elevation. Over stairs bulkhead cupboard. Radiator. Telephone point (not tested).

Shower Room – 8' 0" x 6' 1" (2.44m x 1.85m)

Close coupled WC with push button flush. Wash hand basin with mixer tap and cupboard below. Corner shower cubicle with 'Triton' mixer shower. Part ceramic wall tiling. Radiator. Wall mounted heater. Shaver point. Obscure double glazed window to rear elevation. Cupboard housing hot water tank and 'Potterton Suprima' gas boiler.

Outside Front –

Mainly laid to lawn with shrubs and flowers to borders. Paved path and driveway to Attached Garage: 25'6" x 7'10". With up and over door, power and light. Extended work shop area with Perspex roof. UPVC double glazed service door to rear garden.

Rear Garden –

In excess 60' (approx). Mainly laid to lawn with shrubs and flowers to shaped borders. Greenhouse. outside water tap point. Paved patio area.



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.

