



61 Hollow Lane | PO11 9EY | £460,000

GEOFF



FOOT

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Internal viewing is highly advised for this well presented 3 Bedroom Chalet style House, convenient to Mengham with its shops, schools, Sea Front and amenities all close by. There is a Lounge with gas fireplace, Kitchen/Diner, Shower/Cloakroom and Bedroom to downstairs. The spacious landing leads to 2 double Bedrooms and a luxury Bathroom. Outside is a long driveway offering ample parking for several vehicles, Garage and a generous size enclosed rear Garden.

An ideal family home.

- ***Detached spacious chalet House in Mengham.***
- ***Lounge with attractive gas fireplace.***
- ***Cream 'shaker style' fronted Kitchen/Diner.***
- ***Ground floor third Bedroom. Gas heating system.***
- ***Downstairs Shower/Cloakroom. Double glazing.***
- ***2 double Bedrooms to first floor and family Bathroom.***
- ***Long shingle laid driveway and detached Garage.***
- ***Generous enclosed Rear Garden.***
- ***Ideal family home. Well presented.***
- ***Convenient to local shops, schools, sea front and amenities.***

Freehold | EPC D | Council Tax Band: E

The accommodation comprises:

Step & light. UPVC side entrance door to :-

Hallway –

Radiator with display cover. Coats hanging space. Double glazed window with venetian blinds. Wood effect laminate flooring. Staircase rising to First floor with understairs storage.

Lounge – 18' 8" x 11' 0" (5.69m x 3.35m)

Feature limestone fireplace surround with cast iron coal effect gas fire & granite hearth. TV Aerial points twin Double glazed leaded light bow windows to front aspect. Wood effect laminate flooring. Two radiators.

Kitchen/Diner – 18' 2" x 12' 8" (Narrowing to 9'7")

Cream 'shaker style range of wall & base cupboards & drawers fitted to three sides. 1 1/2 bowl single drainer stainless steel sink unit & mixer tap set in work surface. Double glass fronted display cupboard. Mosaic tiles splash backs. 'Diplomat' range style 6-ring gas cooker with oven & canopied extractor hood & splash back. Integrated dishwasher & washing machine, display shelving. Space for table & chairs to dining area with matching cream shaker style display dresser unit. Tiled flooring. Double glazed window & Double glazed french doors to rear garden.

Shower/Cloakroom –

Close coupled wc & pedestal wash hand basin with mixer tap. Corner chrome trim shower cubicle with 'rainfall' style shower & separate diverter. Obscured Double glazed window to side. Ceramic wall & floor tiling. 'ladder style' towel radiator with shelf over. Down lighting

Bedroom 3 (Downstairs) – 10' 7" x 8' 0" (3.22m x 2.44m)

Double glazed window to side elevation with fitted venetian blinds. Radiator with fitted display cover. laminate flooring. Wall bracket. Double wardrobe with hanging rail & shelf

Bedroom 1 – 18' 6" x 9' 0" (narrowing to 5'11")

Double glazed Leaded light window to side elevation. Radiator. Twin Double glazed 'Keylite' skylights with blinds. Two eaves storage cupboards. Double built in wardrobe with hanging rail & shelf.

Bedroom 2 – 12' 8" x 9' 0" (3.86m x 2.74m)

Double glazed window to rear elevation with wooden blinds. Radiator with fitted display cover. Three eaves storage cupboards. Shelving unit. 'Keylite' skylite roof window with blind. Down lighting.

Family Bathroom –

White suite comprising 'standalone' bath with mixer tap & diverter shower attachment. Close coupled wc & inset wash hand basin with mixer tap & cupboard below. Shelf over & wall mirror. 'Ladder Style' towel radiator. Down lights. Extractor fan, Ceramic wall tiling. Obscured Double glazed window to side elevation. Extractor fan. Towel rail & shelf.

Outside Front –

Long shingle laid driveway with additional paving area. Hedge & fence to front boundary. Lawned area. Fence & gate to rear garden.

Detached Garage – 18' 0" x 8' 0" (5.48m x 2.44m)

With Double glazed opening doors, power & light & windows. Paved patio area. Outside water tap. Gas & electric meter boxes. Extensive lawn with shrubs & borders & ornate palms.

NB: PLEASE NOTE AS SELLING AGENTS WE HEREBY DISCLOSE, THERE IS A STRIP OF LAND APPROX. 1-METER WIDE RUNNING PARALLEL TO THE FENCE LINE OF THE WESTERN BOUNDARY, WHICH IS NOT INCLUDED IN THE TITLE DEEDS OF THE PROPERTY. THE SELLER IS MAKING APPLICATION TO LAND REGISTRY IN RESPECT OF THIS STRIP OF LAND.



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	