



15 Avenue Road | PO11 0LX | £420,000

GEOFF



FOOT

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Internal viewing is highly recommended for this spacious 4 Bedroom detached House in North Hayling, convenient to Hayling Billy nature trail, fore shore of Langstone Harbour and access to Havant with it road and rail links to London. There is an entrance Porch with Cloakroom, spacious Lounge, Dining Room, Kitchen and Conservatory. The first floor offers four Bedrooms, two with fitted wardrobes and a family Bathroom. The front has garden and Driveway to semi-integrated Garage. Pedestrian gates lead to the enclosed rear Garden. The house has mostly been re decorated and new carpets laid to many rooms.

No forward Chain!

- **Detached House in North Hayling Island.**
- **Lounge and Dining Room.**
- **Medium Oak fitted Kitchen.**
- **Conservatory with double glazing, extending over patio to offer dry seating area.**
- **Downstairs Cloakroom and family Bathroom to first floor.**
- **Gas heating system and double glazing, 'Georgian style' to front elevations.**
- **Driveway and semi-integral Garage.**
- **Gardens front and enclosed rear with patio beneath Pergola with Grapevine.**
- **Convenient to Langstone foreshore and Hayling Billy trail.**
- **Well presented, No forward chain!**

Freehold | | Council Tax Band: E

The accommodation comprises:

Exterior light and obscure double glazed door and side light to –

Radiator. Down lights and shelf with cupboards below. –

Cloakroom –

Close coupled WC with push button flush, shelf over. Half inset wash hand basin with mixer tap and cupboard below. Tiled splash backs, extractor fan, radiator and coats hanging space.

Lounge – 17' 4" x 13' 0" (5.28m x 3.96m)

Space for fireplace. TV aerials points. Double radiator. Double glazed window to front aspect. Single return staircase rising to first floor. 3 wall light points, wall thermostat and open access to

Dining Room – 11' 6" x 10' 3" (3.50m x 3.12m)

Dado rail with wood paneling below. Two wall light points. Panel glazed door to Kitchen. Double glazed sliding patio doors to

Conservatory – 13' 3" x 8' 5" (4.04m x 2.56m)

Double glazed window units to three sides and double glazed door to covered patio. Radiator, power points, wall lights and space and plumbing for automatic washing machine.

Kitchen – 14' 3" x 7' 6" (4.34m x 2.28m)

1.5 bowl single drainer stainless steel sink unit with mixer tap, set in work surface, cupboard below and space for dish washer. Further work surface with range of medium oak wall and base cupboards and drawers. End display shelving. Down lighting. Tiled splash backs. Small break fast bar with double radiator below. Tall end larder cupboard. Space for tall fridge/freezer. Double glazed windows and door to rear Garden.

First Floor Landing – Radiator. Access to loft space.

Bedroom 1 – 11' 10" x 10' 2" (3.60m x 3.10m)

Range of light wood effect floor to ceiling wardrobes, three mirror fronted, to one wall, with hanging rail and shelving. Matching bedside cabinet and chest of drawers. Built in cupboard with hanging rail. Double radiator. Twin double glazed windows to front elevation.

Bedroom 2 – 13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to front elevation. Double radiator. Fitted light wood fronted range of over bed space cupboards with matching wardrobes either side and chest of drawers. Deep recess with display shelf.

Bedroom 3 – 10' 6" x 8' 5" (3.20m x 2.56m)

Double glazed window to rear elevation. Double radiator. Built in louvre fronted cupboard with shelving.

Bedroom 4 – 11' 9" x 7' 6" (3.58m x 2.28m)

Double glazed window to rear elevation. Radiator. Dimmer switch.

Family Bath/Shower Room –

Pastel suite comprising paneled bath with twin grips and mixer tap. Pedestal wash hand basin with shelf, mirror and light strip/shaver point over. Close coupled WC. Tiled shower cubicle with 'Mira Advance' electric shower. 'Ladder style' towel radiator. Tiled splash backs. Slip resistant flooring. Mirror fronted cabinet and obscure double glazed window to rear elevation.

Outside –

Front: Hedged and fence to side boundaries with shrubs to front boundary. and borders. Paved seating area. Mainly laid to lawn with double driveway to

Semi-Integral Garage – 16' x 8'6". With up and over door, power, light and Vailant Eco tec plus gas boiler.

Side access gate to Rear Garden –

Covered patio with pillars, external power points and outside water tap. Mainly laid to lawn with apple tree and shrubs to borders. Further patio beneath Pergola with established Grapevine. Timber garden shed.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



15 AVENUE ROAD

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE