



18 Blackthorn Road | PO11 9NY | £275,000

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



Geoff foot Estate agents are pleased to have this three bedroom terraced House for sale in south Hayling, convenient to local shops and Sea Front. Entrance door leading to Lounge, Separate Dining Room and open access to Sun Lounge. Kitchen with door to outside brick built WC/Utility/ Garden store & Shower room to first floor. There is a gas Baxi back boiler and double glazing. Outside has a shared passageway through to the rear Garden. This an ideal family home for FTB's or investment. Modernisation is required and is being offered with no forward chain!

- **Terraced House in south Hayling.**
- **Three Bedrooms.**
- **Kitchen.**
- **Lounge, Dining room and sun Lounge.**
- **Downstairs Cloakroom/Utility, garden store (rear lobby).**
- **Double glazing. Gas heating.**
- **Front and rear Gardens.**
- **Convenient to local shops and Sea Front.**
- **Ideal FTB, family home or investment.**
- **In need of redecoration and modernisation.**
- **No forward Chain!**

Freehold | | Council Tax Band: C

The accommodation comprises:

Recessed entrance with part obscure panel glazed door to –

Entrance Hallway –

Radiator. Coats hanging space. Stairs rising to first floor with cupboard below housing gas, electric meter, and fuse box. Telephone point.

Lounge – 13' 8" x 11' 0" (4.16m x 3.35m)

Wooden mantle surround with tiled backing, gas fire with 'Baxi' back boiler. Wall cupboards. Radiator. Double glazed window to front elevation with fitted venetian blinds.

Dining Room – 9' 10" x 8' 10" (2.99m x 2.69m) Radiator. Open access to

Sun Lounge – 9' 10" x 8' 8" (2.99m x 2.64m)

Double glazed units to 3 sides, one side obscure glazing. Double glazed French doors to rear Garden. Strip light.

Kitchen – 9' 10" x 8' 0" (2.99m x 2.44m)

Range of matching wall and base cupboards and drawers fitted to 2 sides. 1 1/4 bowl single drainer sink unit and mixer tap set in work surface, fitted under work surface fridge and freezer. Tiled splash backs. Adjacent work surface with 'Homark' 4-ring gas hob, built in oven below and over head extractor hood (in need of attention). Built in larder cupboard with shelving. Return door to hall. Double glazed windows and door to outside.

Brick built WC/Utility – 6' 0" x 5' 9" (1.83m x 1.75m)

Low level WC, wash hand basin and space and plumbing for automatic washing machine and freezer. Power points and shelving. Adjoining brick-built Garden store with separate double glazed door.

Stairs to Landing –

Access to loft space with fitted drop down ladder. Wall thermostat. Built in airing cupboard with hot water tank and shelving.

Bedroom 1 – 11' 2" x 11' 0" (3.40m x 3.35m)

Double glazed window to front elevation with fitted venetian blinds. Radiator. Tiled open fireplace (currently blanked off), matching hearth. Built in wardrobe with hanging rail and shelf.

Bedroom 2 – 10' 0" x 9' 2" (3.05m x 2.79m)

Double glazed window to rear elevation. Radiator. Built in wardrobe with hanging rail and shelf.

Bedroom 3 – 10' 3" x 6' 2" (3.12m x 1.88m)

Double glazed window to front elevation. Radiator. Built in wardrobe with hanging rail and shelf.

Shower Room –

Low level WC and pedestal wash hand basin. Radiator. Part wall tiling. Wall mounted 'Mira Advance' electric shower with pull-down seating, curtain rail and open drain. Slip resistant flooring. Bathroom cabinet, extractor fan, obscure double-glazed window to rear elevation and built in storage cupboard.

Outside –

Low walled front boundary, concrete pathway, shrubs to borders and mainly laid to lawn. Shared passageway and gate to Rear Garden: Mainly laid to lawn with some shrubs and rose bushes to borders. Outside water tap point. 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.

