



12 Fairlight Chalets | PO11 9LQ | £110,000

GEOFF **FOOT**
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Geoff Foot Estate Agents Ltd are delighted to be offering this 2 Bedroom semi-detached Bungalow in a private cul-de-sac off Salterns lane, convenient for coastal walks and Mengham Rythe sailing Club. The property is almost in its original condition and therefore requires complete refurbishment except having UPVC double glazing. There is an entrance Porch, Lounge, Kitchen area, WC and 2 Bedrooms. Outside offers a grass parking area with some shrubs and pedestrian gate to the enclosed rear Garden area with shed and enclosed outside shower room. The property is restricted to 8 month residency and is being offered with no forward chain!

➤ **2 Bedroom semi detached weekend/holiday Bungalow.**

➤ **UPVC double glazing. Some electric heating**

➤ **Convenient to Mengham Rythe Sailing Club.**

➤ **Double glazed Porch entrance.**

➤ **Separate Kitchen area and WC.**

➤ **Outside enclosed shower area.**

➤ **Grass parking area and visitors parking.**

➤ **Enclosed rear Garden with garden shed.**

➤ **Restricted 8 Months residency. No chain.**

➤ **In need of refurbishment and modernising throughout.**

Freehold | Council Tax Band: A

The accommodation comprises:

Entrance Porch –

Exterior light. Double glazed door. UPVC double glazed windows. Coats hanging space. Wooden flooring and light. Door to

Lounge – 10' 1" x 8' 5" (3.07m x 2.56m)

UPVC double glazed window to front aspect with curtain pole. Two Dimplex electric wall heaters. Corner shelving. Doors to all rooms.

Kitchen – 5' 7" x 3' 4" (1.70m x 1.02m)

Single drainer stainless steel sink unit with mixer tap. Triton T50 water heater, cupboard over. Return work surface beneath UPVC double glazed window to rear aspect. Space below for white goods. Light.

Bedroom 1 – 6' 8" x 6' 5" (2.03m x 1.95m)

UPVC double glazed window to front aspect with curtain pole. Wall shelf. Coats hanging space.

Bedroom 2 – 6' 10" x 6' 5" (2.08m x 1.95m)

UPVC double glazed window to rear aspect with curtain pole. Electric meter and consumer unit.

WC –

Low level WC. hand/towel rail. Emergency door to side path. Light. Curtain and rail.

Outside Front –

Laid to grass with inset shrubs. Pedestrian gate to side path. door to

Exterior Shower room –

Wall mounted Triton T50i electric shower. Water tap point. Tiled flooring. Light. Stop Cock.

West facing Rear Garden area –

Lawned area with some shrubs to borders. Timber Garden shed with light and bench (not tested). Fence to 2 sides.



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.

