



'Sunshine Corner 48A Station Road | PO11 0EQ | £465,000



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- ***Eco friendly, energy efficient newly built detached Bungalow in the heart of West Town Village.***
- ***Three bedrooms, one en-suite.***
- ***Open plan Lounge and newly fitted Kitchen.***
- ***Grey 'American oak' effect laminate flooring to most rooms.***
- ***Family Bathroom. Vaulted ceilings throughout.***

- ***Underfloor heating with individual controls to all rooms.***
- ***Ventilation system providing 'fresh air' to each room.***
- ***Gas heating system and double glazing.***
- ***Convenient to local shops, restaurants, Station theatre, bus routes, Sea front and nature trail.***
- ***Newly built with an Architects certificate. No forward chain!***

Internal viewing is highly recommended for this newly built Eco friendly, energy efficient Bungalow of individual design located in the heart of West Town Village, convenient to local shops, Hayling Park, Nature trail, Station Theatre and Sea front. Convenient to Havant Town which offers rail links to London and surrounding areas plus road access to the A3 corridor. The shingle laid driveway leads to a gated entrance adjoining a bike and bin store. Inside, there are 3 bedrooms, one en-suite, family Bathroom and an open plan Lounge/Kitchen leading out onto own private garden area. Most rooms have unique vaulted ceilings and are complimented by under floor heating with individual thermostats and an efficient ventilation system providing 'fresh air' to all rooms. There is a Combination Gas boiler and double glazing and is being offered with No Forward Chain!

Freehold

EPC Rating C (76)

The accommodation comprises:

Shingle laid driveway approach for parking. –

Room for 3 cars (approx.) Courtyard frontage. Entrance gate with adjoining lockable bike and bin store. Raised open flower beds. Covered entrance with feature curved frontage, sensor light and double glazed composite door with side light.

Hallway –

Laminate flooring. 5 wall light points. 3 Double glazed windows to side. Double built in storage cupboard housing light, consumer unit and under floor heating controls giving individual control thermostats. Built in cupboard housing air ventilation system providing 'fresh air' to all rooms. Space and plumbing for automatic washing machine.

Kitchen/Lounge – 26' 5" x 12' 2" (8.05m x 3.71m)

Kitchen area: White fronted newly fitted wall and base cupboards. Natural stone flooring. 1 1/2 bowl single drainer sink unit with mixer tap set in work surface, matching upstands. Fitted 'Bush' halogen hob cooker. Cupboard housing 'Vaillant EcoFit Pure' gas boiler. Space and plumbing for dishwasher and space for under counter fridge and freezer. Double glazed window and door to courtyard decked patio area. Raised breakfast bar forming divider to Lounge area: With TV and Broadband points (cable connection required). Two double glazed windows and twin double glazed French doors to rear Garden. Vaulted ceiling. Laminate flooring.

Bedroom 1 – 13' 0" x 9' 2" (3.96m x 2.79m)

Laminate flooring. Vaulted ceiling. Double glazed French doors to rear Garden. Door to En-Suite: Chrome trim shower cubicle with wall mounted shower, stone backing. Pedestal wash hand basin and close coupled WC. wall mirror, shaver point and obscure double glazed window to rear aspect. Stone flooring. 'Ladder style' towel radiator.

Bedroom 2 – 11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed French doors to south facing courtyard and raised patio. Vaulted ceiling.

Bedroom 3 – 10' 10" x 8' 4" (3.30m x 2.54m)

Feature curve to one wall with double aspect double glazed windows to front and side. Laminate flooring. Vaulted ceiling.

Family Bathroom –

White suite comprising panelled bath with storage below, mixer tap/ hand held shower, shower screen, close coupled WC and pedestal wash hand basin with mixer tap, wall mirror and shaver point. 'Ladder style' towel radiator. Obscure double glazed window to side aspect. stone tiled flooring. Vaulted ceiling.

Outside –

Unique corner plot which is mainly laid to lawn with private rear garden area wrapping around to south facing side garden. Timber garden shed. Fence enclosed.

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.

