



35 Victoria Avenue | PO11 9AJ | £675,000

GEOFF
 **FOOT**
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Early viewing is advised for this substantial detached CHARACTER residence built circa 1920's, historically used as 'The Priory School' annexe, located in EXTENSIVE grounds offering adaptable accommodation with options to suit. With its PRIME location, convenient to Sea Front, Mengham shops and amenities and private tennis club, the property is set in a generous plot in excess 280' x 66' (approx) and in need of restoration, with many original features. There is NO FORWARD CHAIN!

- **Character residence built circa 1920's.**
- **4 Bedrooms, 4 Receptions.**
- **Kitchen, veranda style entrance, downstairs shower room.**
- **In need of restoration throughout.**
- **Double attached garage.**
- **Generous plot size in excess 280' x 66' (approx).**
- **Extensive gardens front and rear.**
- **Some double, part single & secondary glazing.**
- **Prime location convenient to Mengham amenities, tennis club and sea front.**
- **No forward chain!**

Council Tax Band: F

The accommodation comprises:

Long driveway approach with established shrubs and trees to borders, four with TPO's. Extensive lawned area and paved path to steps and feature 'Veranda style' entrance.

Veranda entrance – 15' 6" x 7' 9" (4.72m x 2.36m)

Providing pleasant seating area looking over front garden. Light and panel glazed door to:

Entrance Hallway –

Wall thermostat. Casement windows to rear garden aspect. Doors to all rooms. Inner Hallway: Staircase rising to first floor, built in meter cupboard with economy & meters, window to rear aspect.

Kitchen – 14' 0" x 8' 6" (4.26m x 2.59m)

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Space and plumbing for dishwasher and automatic washing machine. Adjacent work surface with range of light wood effect wall and base cupboards and drawers, serving hatch, floor standing 'Ideal' gas boiler, space for gas or electric cooker and fridge/freezer. High level window, laminate flooring, window and door to:

Garden/games room – 19' 10" x 15' 2" (6.04m x 4.62m)

Two wall uplighters, radiator. Double glazed windows and double opening door to rear garden. Service door to double garage. High level double glazed window to side.

Dining Room – 14' 3" x 10' 0" (4.34m x 3.05m)

Two radiators. Window with secondary double glazing. Wall mounted electric fire (NOT TESTED). Twin double panel glazed doors opening onto:

Conservatory – 15' 6" x 7' 4" (4.72m x 2.23m)

Double glazed window units to three sides, power and light. Tiled roof. Door to Veranda.

Lounge – 16' 2" x 14' 7" (4.92m x 4.44m)

Tiled fireplace surround with fitted gas fire (NOT TESTED) and matching hearth. Picture rail. Radiator. Return door to hallway. Panel glazed doors to Veranda area. Panel glazed double door to: Sun Lounge: 7'6" x 7'4". Window overlooking front garden. Power and light. Door to Veranda.

Shower room – Low level WC. wash hand basin, partly tiled walls. obscure double glazed window to front elevation. Wall mounted 'Aquatronic' electric shower and curtain over shower tray, slip resistant flooring, radiator and wall heater. Separate WC; High flush WC, obscure glazed window to side elevation and light.

Return staircase to Landing – Window overlooking rear garden. Two cupboards and separate WC with window and high level flush WC.

Bathroom –

Pastel suite comprising panelled bath with hand grip, pedestal wash hand basin, radiator, vanity unit over sink with mirror. Double glazed window to front elevation. Heat/light ceiling fitment.

Bedroom 1 – 16' 6" x 14' 6" (5.03m x 4.42m)

Double glazed window to front elevation. Radiator. Picture rail. Built in cupboard with cupboard over. Wash hand basin with cupboard below, mirror and light strip/shaver point. Built in shower cubicle with mixer power shower complete with body jets, led light/ extractor fan. Built in airing cupboard housing hot water tank and pump for shower. Telephone point.

Bedroom 2 – 20' 6" plus door recess x 9' 6" (6.24m x 2.89m)

Picture rail. Three windows with secondary glazing to front elevation. no radiator, wash hand basin with vanity unit over, mirror and strip light. Two wardrobes, one with shelving and one with hanging rail and shelf. Return door to landing hallway.

Bedroom 3 – 11' 8" x 6' 0" (3.55m x 1.83m)

Window to rear elevation. Radiator. Picture rail.

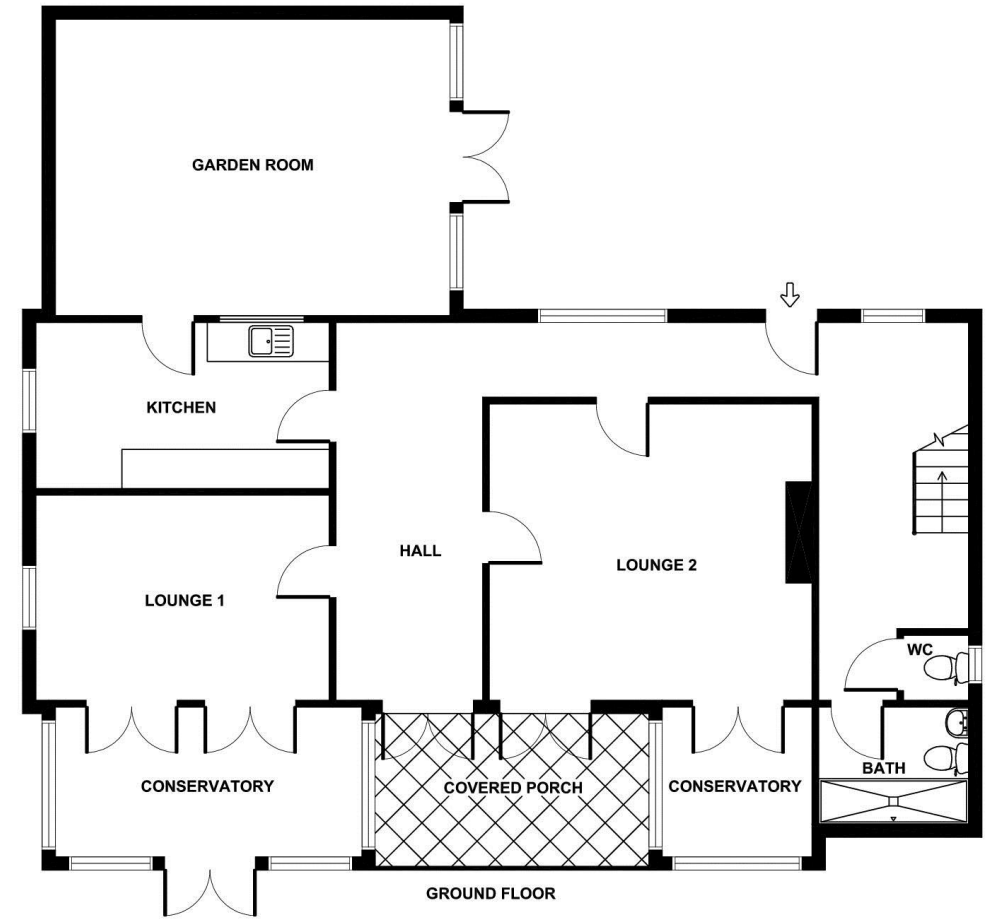
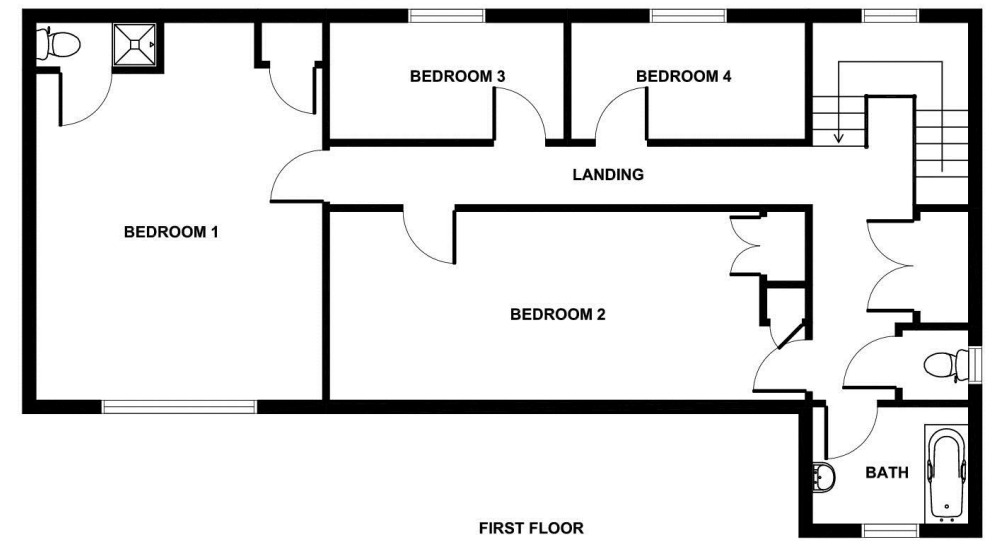
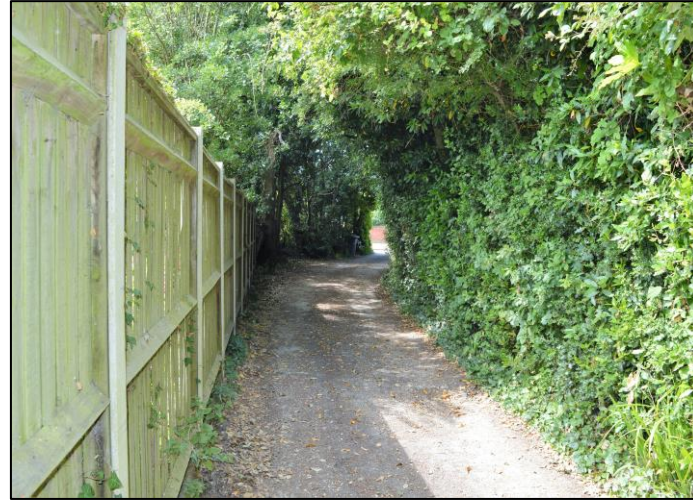
Bedroom 4 – 11' 8" x 6' 0" (3.55m x 1.83m) Radiator. Window to rear elevation.

Outside – Long shingle driveway and wide access to enclosed Rear Garden: Lawned area with established mature trees and shrubs to borders. External power point. DOUBLE ATTACHED GARAGE: 20'2" X 18'11" (approx.). With two up and over doors, power, light and plumbing for automatic washing machine. NB: WHOLE PLOT MEASURES 280' X 66' (APPROX.) All boundaries owned by neighbouring properties. 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.



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	