



'Sea La Vie' 25 Bosmere Road | PO11 9SA | £470,000



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Internal viewing is highly recommended for this three double Bedroom chalet Bungalow offering a versatile layout. There is a gated approach leading to the paved driveway and additional parking area. The recessed raised entrance leads to a spacious Hallway, two ground floor Bedrooms, Lounge with working Log Burner, Family Bath/Shower room and an extended newly fitted 'shaker style' Kitchen/Family Room, with wide bi folds leading to a West Facing Rear Garden. The return staircase leads to a Landing with double built in wardrobes and a main Bedroom 20'2" x 13'2" with En-suite Shower. The property has been extended and modernised by the current owner and offers many pleasant features, including a Log Cabin, Oak internal doors, gas heating system, double glazing and UPVC Garden room adjoining the attached Garage. No forward chain!

- **Detached extended 3 Bedroom chalet Bungalow with adaptable layout. extended and modernised throughout.**
- **Two double Bedrooms downstairs, One to first floor.**
- **Downstairs Bath/Shower Room. En-suite to first floor Bedroom.**
- **Extended Kitchen/Family Room 20'4" x 15'4".**
- **Lounge with working Log Burner and Bi folds to Kitchen/Family Room.**
- **Fitted Oak internal doors. Double glazed Bi-folds to Garden.**
- **West facing rear Garden with Log Cabin and Pond.**
- **Attached Garage with adjoining UPVC Garden room.**
- **Block paved Driveway with additional parking area.**
- **Convenient Hayling Island Sailing Club, Nature Reserve and Beach. No chain!**

EPC: D

Council Tax Band: D

The accommodation comprises:

Recessed Porch entrance with arch, steps, light and double glazed composite door to –

Entrance Hallway –

Radiator. Laminate flooring. Staircase rising to first floor with under stairs storage cupboard, housing fuse box.

Lounge – 20' 6" x 12' 2" (6.24m x 3.71m)

Recess with working Log Burner, slate hearth and solid wood display mantle. Exposed timber flooring. Two radiators. 'Georgian style' double glazed bow window to rear Garden aspect. TV aerial point. Double glazed side window. Bi fold Oak doors to

Kitchen/Family Room – 20' 4" x 15' 4" (6.19m x 4.67m)

Extensive range of 'shaker style' wall and base cupboards and drawers. Integrated slimline Dish washer, automatic washing machine and plate rack. Double white enamel Butler sinks with mixer tap. Coraline work surface with marble effect tiled splash backs. Under cupboard lighting. Inset 'Prima' induction hob with oven below and overhead extractor hood. Space for tall fridge/freezer. Radiator. Laminate flooring. Feature double glazed tinted 'Lantern light. Vertical and single radiators. Attractive shelved display cabinet. Double glazed window to side elevation. Double glazed Quadruple bi-fold doors leading out to wets facing Rear Garden. Return oak glass panel glazed door to Hallway.

Family Bath/Shower Room – 8' 9" x 8' 7" (2.66m x 2.61m)

White suite comprising oval shaped Bath with mixer tap. Wide 'walk-in' shower with 'rainfall style' shower head over and hand held diverter. Close coupled WC. Wide wash hand basin with mixer tap and drawers below. Extractor fan. Mirror fronted cabinet. Attractive wall tiling to half height. Slip resistant flooring. Obscure double glazed window to side and vertical radiator.

Bedroom 2 – 13' 2" x 8' 9" (4.01m x 2.66m)

'Georgian style' double glazed bow window to front aspect with white wooden shutters. Radiator. Exposed timber flooring. Radiator. Built in wardrobe with hanging rail and shelf.

Bedroom 3 – 13' 2" x 8' 9" (4.01m x 2.66m)

'Georgian style' double glazed bow window to front aspect with white wooden shutters. Radiator. Exposed timber flooring. Radiator. Built in wardrobe with hanging rail and shelf.

Return staircase to Landing –

'Georgian style' double glazed arched window to side aspect. Twin double built in wardrobes with oak doors, one with hanging rail and eaves storage, one with shelving. Oak door to

Bedroom 1 – 20' 2" (max into dormer) x 13' 2" (6.14m x 4.01m)

'Georgian style' double glazed bow window to front elevation. Two radiators. Eaves storage cupboard. 'Walk-in' cupboard housing 'Ideal' gas boiler, shelving and light. Two Velux skylight windows. Door to En-Suite: 8'7" x 5'6". Corner shower cubicle with mixer shower, pedestal wash hand basin and close coupled WC. Ceramic wall tiling. 'Ladder style' towel radiator. Obscure double glazed window to side. Wall spotlight. Slip resistant flooring. Loft hatch.

Outside –

5-bar gate with pedestrian access to block paved driveway with additional parking area. Flower bed. 2 side access gates to rear Garden. Meter boxes by front door. Low walled front boundary. Light and covered area to: Attached Garage: 18'10" x 9'1". With electric roller door, power and light. Panel glazed rear service door to UPVC Garden store: 9'1" x 6'7". Double glazed window units to two sides, double glazed door to rear Garden.

West facing Rear Garden –

Timber/composite raised deck area leading down from Bi folds to lawned area. Borders with rose bush and other shrubs. Raised flower bed and small corner patio area. Further paved patio for seating. Timber built Log Cabin, with light and power. Return gate to front.



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.

