

Hugh Hickman & Son

Valuers and Estate Agents

8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF

Telephone No: 023 9246 3008

www.hughhickman.co.uk

post@hughhickman.co.uk



Hugh Hickman and Son are very pleased to offer for sale, this recently renovated four bedroom detached house, which is located in a sought after and very convenient area. The property is situated on a corner plot and is only a short walk from both Mengham Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks.

The property has been extensively updated and modernised by the present owners and has many features including UPVC double glazing and gas central heating. The downstairs accommodation comprises a spacious hallway, 21' x 10' (6.40m x 3.04m) lounge, an attractive kitchen, dining room, south facing sun room, south facing study / sitting room and a cloakroom. The first floor has a landing, four bedrooms, (the master bedroom is 19'9" x 10'6") and a spacious modern bathroom. The property also has ample off road parking, (with two driveways, one off Chichester Avenue and one from Ramsey Road), an attached garage / store and landscaped pretty gardens to the front, side and the rear, making it an ideal family home or for someone looking for a property in a sought after area. Havant Town Centre with its train service to London is also only an approximate fifteen-minute drive away. Internal viewing is strongly advised to fully appreciate this property and by appointment only please through Hugh Hickman and Son.

**SUMMERSDALE
36 CHICHESTER AVENUE
HAYLING ISLAND
HAMPSHIRE, PO11 9EZ
£620,000 FREEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF
VAT No: 107 6574 65

Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

Attractive UPVC double glazed lead light front door, (with two UPVC double glazed side windows with obscured glass), to:

SPACIOUS HALLWAY Feature solid oak wood flooring. Space for coats etc. Stairs leading to the first floor, with a cupboard under. Two radiators. Spacious built in cupboard which houses the wall hung Worcester gas boiler. Built in cupboard which has space and plumbing for a washing machine and shelving. Doors leading to:

CLOAKROOM Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and a cupboard under. Walls part tiled. Radiator. Fitted cabinet with a mirrored front. UPVC double glazed window with obscured glass to the side.

LOUNGE **21' x 10' (6.40m x 3.04m)** UPVC double glazed French doors to the rear garden. Wide UPVC double glazed window with pleasant views over the rear garden. Feature solid oak wood flooring. Television point. Recessed shelving. Two radiators.

DINING ROOM **12'8" x 12'5" (3.86m x 3.78m)** UPVC double glazed window to the front. Feature solid wood flooring. Coved ceiling. Radiator. Bamboo flooring. Access through to the kitchen. Access through to:

STUDY / SITTING ROOM **11'3" x 6'4" (3.42m x 1.93m)** Two south facing UPVC double glazed windows to the side. UPVC double glazed window to the front. Radiator. Two multi-directional ceiling spotlights.

KITCHEN **12' x 12'7" (3.65m x 3.83m)** Fitted on three sides with attractive units. Range of woodblock worktops with drawers and cupboards under. Inset twin ceramic sink units, (both with mixer taps), with cupboards under. Matching high level cupboards, (including display cupboards). Wide recess for a cooker. Stainless steel extractor over. Recess with plumbing for a dishwasher. Built in eye level oven. Walls part tiled. Radiator. Four wall lights. Return door to the hallway. Pine flooring. Access through to:

SUN ROOM **14'8" x 6'4" (4.47m x 1.93m)** Two south facing UPVC double glazed windows to the side. South facing UPVC double glazed French doors to the side. Feature solid wood flooring. Radiator. Fitted cupboard. Inset wine rack. Wide recess for a fridge / freezer. Three multi-directional ceiling spotlights.

FIRST FLOOR

LANDING UPVC double glazed window to the side. Telephone point. Access to the loft space, (with a pull down ladder). Two radiators. Doors leading to:

BEDROOM 1 **19'9" x 10'6" (6.01m x 3.20m)** Wide south facing UPVC double glazed window to the side. Two UPVC double glazed windows to the rear. Two radiators. Range of fitted wardrobes.

BEDROOM 2 **12'6" x 12'7" (3.81m x 3.83m)** South facing UPVC double glazed window to the side. Radiator. Coved ceiling.

BEDROOM 3 **12'7" x 12'3" (3.83m x 3.73m)** UPVC double glazed window to the front. South facing UPVC double glazed window to the side. Radiator. Coved ceiling. Television point.

BEDROOM 4 **7'7" x 6' (2.31m x 1.82m)** UPVC double glazed window to the front. Coved ceiling. Radiator. Telephone point.

SPACIOUS BATHROOM Fitted with an attractive white suite. Low level WC. Feature pedestal wash hand basin with mixer taps and a cupboard under. Feature bath with freestanding telephone style mixer taps and a hand shower. Fully tiled shower enclosure with both a drencher and a hand shower. Feature chrome heated towel rail / radiator. South facing UPVC double glazed window with obscured glass to the rear.

OUTSIDE Two driveways, (one approached via Chichester Avenue and one via Ramsey Road), with ample off road parking for cars, a motorhome or a boat etc). Attached garage / store, which has an up and over door. Wide side access with a gate. Two further attached storage areas. Gate to side courtyard area. Outside lights. Outside tap. Outside power points.

GARDENS Enclosed by new 6' fencing. The **front garden** is laid to lawn. Trees, shrubs and bushes. The enclosed **south facing** side garden has very well-stocked borders. Trees, shrubs and bushes. The enclosed pretty **rear garden** is laid to lawn. Large decked patio area. Feature covered seating area. Large 9'9" x 7'10" (2.97m x 2.38m) timber summer house / shed. Timber pergola. Well-stocked borders. Trees, shrubs and bushes. Ideal for either children or the keen gardener.

NOTES

Council Tax Band E

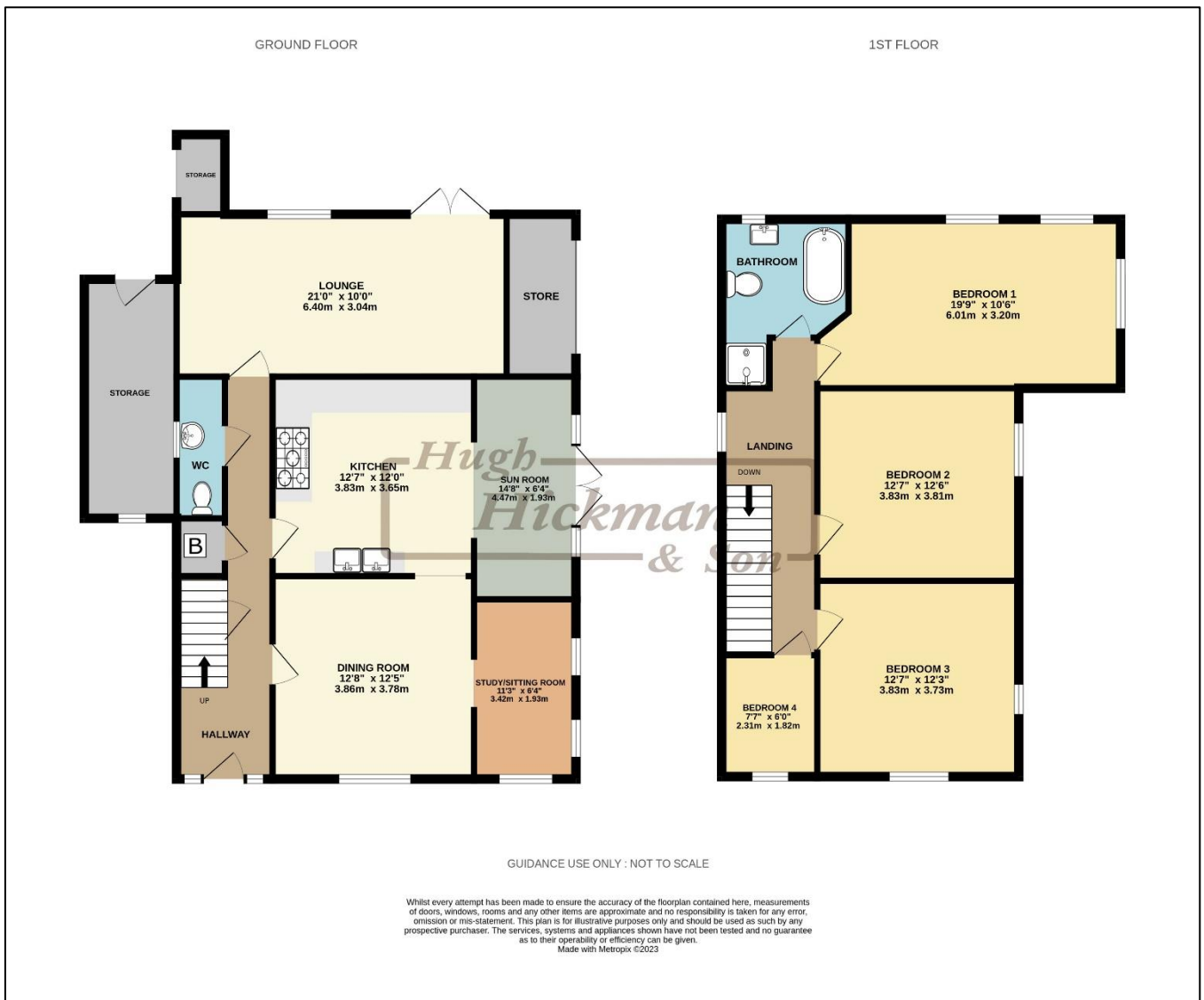












Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON

Please note the services and appliances have not been tested and all measurements are approximate.
 Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
 Opening Hours : 9.00 am to 5.30 pm Monday to Friday
 9.00 am to 3.00 pm Saturday