

Hugh Hickman & Son

Valuers and Estate Agents

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Hugh Hickman and Son are pleased to offer for sale, this detached four bedroom house, which has recently been renovated by its present owner, as inspection will reveal. The property features from a newly installed kitchen, spacious lounge, dining room, shower en suite plus bathroom and a downstairs cloakroom. The rear garden is South facing, there is off road parking to the front and a garage. We are informed that the property is being sold with no onward chain. In our opinion this property would make an ideal family home, as the local schools and Mengham Shops are within easy reach as are other facilities. Please note that viewing is strictly by appointment only.

**50 ST MARYS ROAD
HAYLING ISLAND
HAMPSHIRE, PO11 9DB
£475,000 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:-

- SMALL PORCH** Electric light. Attractive front door to:
- ENTRANCE HALL** Attractive flooring. Two radiators. Four inset ceiling lights. Stairs to the first floor, cupboard under. UPVC double glazed window to the half landing.
- CLOAKROOM** Low level WC. Wash hand basin. UPVC double glazed window with obscured glass. Radiator.
- LOUNGE** **21' x 12'3" (6.40m x 3.73m)** Two radiators. Attractive flooring. Wide 11ft UPVC double glazed patio doors to South facing rear garden. Inset ceiling lights. Access through to:
- DINING ROOM** **10' x 8'8" (3.04m x 2.64m)** UPVC double glazed window to the side. Radiator. Attractive flooring. Four ceiling lights. Door to:
- KITCHEN** **12'3" x 8'8" (3.73m x 2.64m)** Recently installed. Fitted on all sides. Range of worktops with drawers and cupboards under. Matching high level cupboards. Electric 'Lamona' ceramic hob. Extractor over. 1 ½ bowl stainless steel sink unit. Fitted 'Lamona' washing machine and dishwasher. High level cupboard with Worcester wall hung gas boiler. High level 'Lamona' built in oven and grill. Double door store cupboard with electric light. Six ceiling lights. Fitted fridge / freezer. Door to hall.

FIRST FLOOR

- LANDING** Fitted carpet. Double door built in cupboard. Radiator. Access to loft with pull down ladder.
- BEDROOM 1** **13'4" x 10' (4.06m x 3.04m)** Fitted carpet. Radiator. UPVC double glazed window to the rear. Double door built in wardrobe. Door to:
- SHOWER EN SUITE** Fully tiled shower unit. Vanity unit with a low level WC, wash hand basin with cupboards under. Attractive flooring. Shaver point. Extractor. Four ceiling lights. Ladder style radiator. UPVC double glazed window with obscured glass.
- BEDROOM 2** **12'5" x 10' (3.78m x 3.04m)** Fitted carpet. Radiator. UPVC double glazed window to the front.
- BEDROOM 3** **10'6" x 10'4" (3.20m x 3.14m)** Fitted carpet. Radiator. UPVC double glazed window to the rear. Double door built in wardrobe.
- BEDROOM 4** **10'6" x 8'10" (3.20m x 2.69m)** Fitted carpet. Radiator. UPVC double glazed window to the front.
- BATHROOM** Panelled bath with electric shower over, side screen. Walls fully tiled. Vanity unit with low level WC, wash hand basin with cupboards under. UPVC double glazed window with obscured glass. Ladder style radiator. Attractive flooring. Extractor. Mirror. Shaver light and point. Four inset ceiling lights.
- OUTSIDE** Integral garage with up over door. Front garden is mainly paved area. Two side accesses with a gate leading to: Enclosed easy to manage South facing rear garden. Part enclosed by brick walls. Feature mature tree. Paved area. Flower beds.

NOTES

Council tax band D.

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

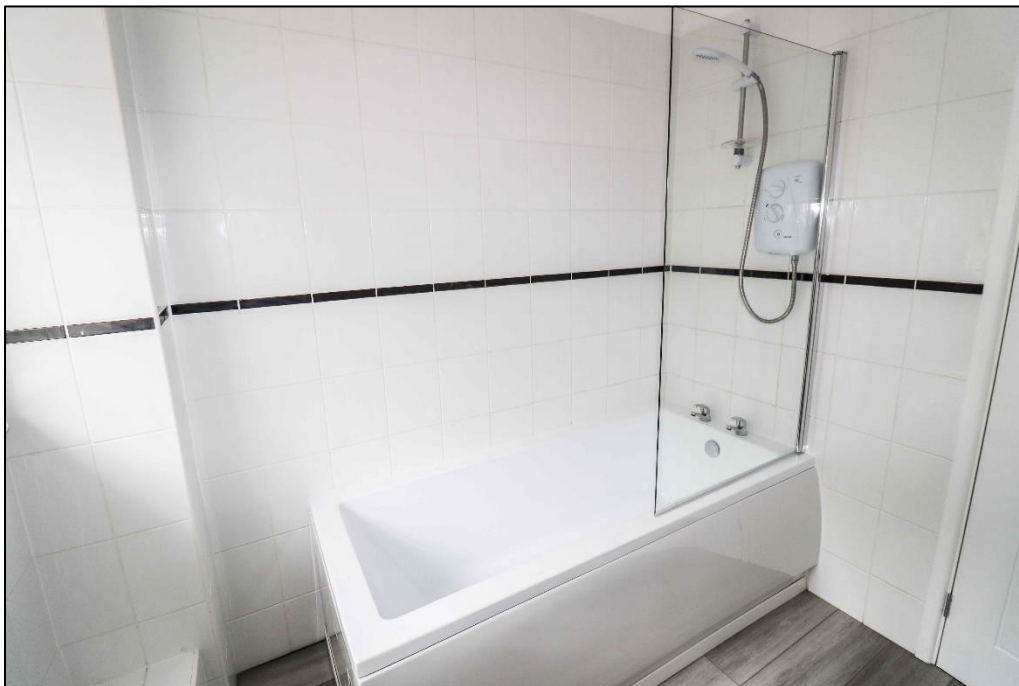
9.00 am to 3.00 pm Saturday











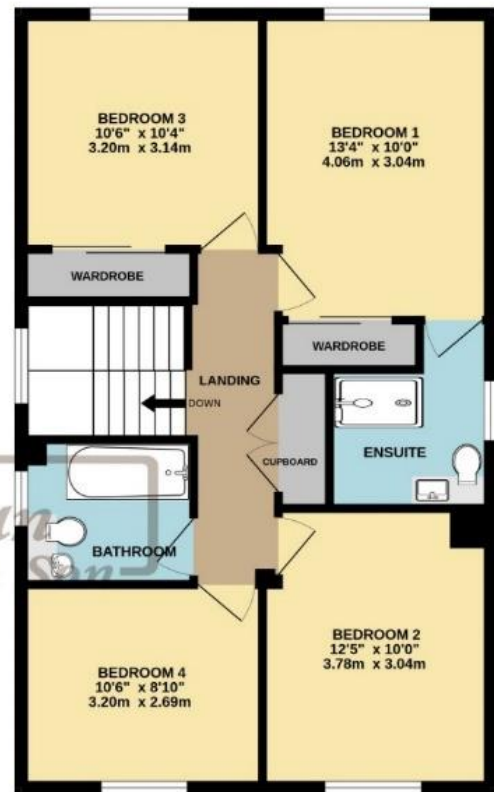


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



GUIDANCE USE ONLY : NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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