

Hugh Hickman & Son

Valuers and Estate Agents

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Hugh Hickman and Son are very pleased to offer for sale, this spacious detached four bedroom house, which is located in a very popular and convenient area. The property is situated only a short distance from both West Town Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks. The property has many features including UPVC double glazing and gas central heating. The downstairs accommodation comprises a hallway, lounge, dining room, spacious kitchen / breakfast room, utility room and a cloakroom. The first floor has a landing, four bedrooms and an attractive bathroom. The property also has a driveway, (with ample off road parking), an attached double garage and an enclosed rear garden, making it an ideal family home. Please note that the property is being offered with no forward chain. Planning permission has also been granted for an extension on the ground floor, (APP/22/00905, please contact us for further details). Havant Town Centre with its train service to London is also only an approximate fifteen-minute drive away. Viewing is by appointment only please through Hugh Hickman and Son.

**8 LEXDEN GARDENS
HAYLING ISLAND
HAMPSHIRE, PO11 0QP
Offers in excess of £525,000 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:

COVERED PORCH UPVC double glazed front door with obscured glass, (and a UPVC double glazed side window with obscured glass), to:

SPACIOUS HALLWAY Feature radiator. Laminated wood flooring. Coved ceiling. Return staircase leading to the first floor. 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. Radiator. UPVC double glazed window with obscured glass to the side.

LOUNGE **15'10" x 12'5" (4.82m x 3.78m)** Wide UPVC double glazed window, (with a fitted blind), to the rear. Feature vertical radiator. Television point. Inset ceiling spotlights. Coved ceiling. Feature recessed pebble effect electric fire. Dimmer switch.

KITCHEN / BREAKFAST ROOM **14' x 9'5" (4.26m x 2.87m)** Fitted on two sides. Range of worktops with drawers and cupboards under. Feature inset single drainer sink unit with mixer taps and a cupboard under. Matching high level cupboards, (with concealed lighting under). Built in Indesit oven with an inset four ring gas hob above. Extractor over. Recess for a fridge. Radiator. Space for a kitchen table. UPVC double glazed window, (with a fitted blind), to the front. Access through to the dining room. Part glazed door to:

UTILITY ROOM **8'10" x 8'3" (2.69m x 2.51m)** Worktop with a cupboard under. Inset single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards. Recess with plumbing for a washing machine. Space for a tumble dryer. Space for a fridge / freezer. Walls part tiled. Space for coats etc. Ceramic tiled floor. Wall hung Ideal Esprit gas boiler. UPVC double glazed window to the rear. UPVC double glazed door to the rear garden. Personal door to the garage. Wall hung electric radiator.

DINING ROOM **12' x 9'4" (3.65m x 2.84m)** UPVC double glazed window with pleasant views over the rear garden. Radiator. Coved ceiling. UPVC double glazed French doors to the side.

FIRST FLOOR

LANDING Coved ceiling. Small built in cupboard. Access to the loft space with a pull down ladder. Inset ceiling spotlights. UPVC double glazed window, (with a fitted blind), to the side. Spacious built in cupboard. Doors leading to:

BEDROOM 1 **12'5" x 10'10" (3.78m x 3.07m)** UPVC double glazed window, (with a fitted blind), to the rear. Radiator. Coved ceiling. Attractive double door fitted wardrobe. Inset ceiling spotlights. Television point.

BEDROOM 2 **11' x 9'5" (3.35m x 2.87m)** UPVC double glazed window, (with a fitted blind), to the front. Radiator. Television point. Coved ceiling.

BEDROOM 3 **12'5" x 7'3" (3.78m x 2.20m)** UPVC double glazed window, (with a fitted blind), to the rear. Radiator. Television point. Inset ceiling spotlights. Coved ceiling.

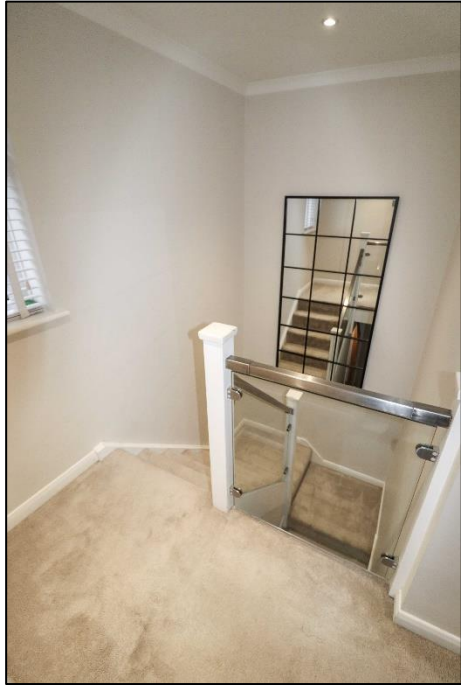
BEDROOM 4 **9'2" x 7' (2.79m x 2.13m)** UPVC double glazed window, (with a fitted blind), to the rear. Television point. Inset ceiling spotlights. Radiator.

BATHROOM Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and a range of drawers and cupboards under. Panelled bath with mixer taps and both a hand and a drencher shower over. Side screen. Walls fully tiled to the bath area, (with a recessed shelf). Walls part tiled. Heated towel rail / radiator. Inset ceiling spotlights. Extractor. UPVC double glazed window with obscured glass to the front.

OUTSIDE Driveway, (with ample off road parking). **Attached garage 16'11" x 15'8" (4.90m x 4.77m)** internal measurements, which has two up and over doors, a personal door to the utility room and electric light and power. Side access with a gate. Outside tap. Outside lights. Outside power point.

GARDENS The **front garden** has an area of lawn. Shrubs and bushes. The enclosed **rear garden** is southwest facing and laid to lawn. Shrubs and bushes. Pedestrian gate to the rear. An ideal garden for either children or the keen gardener.

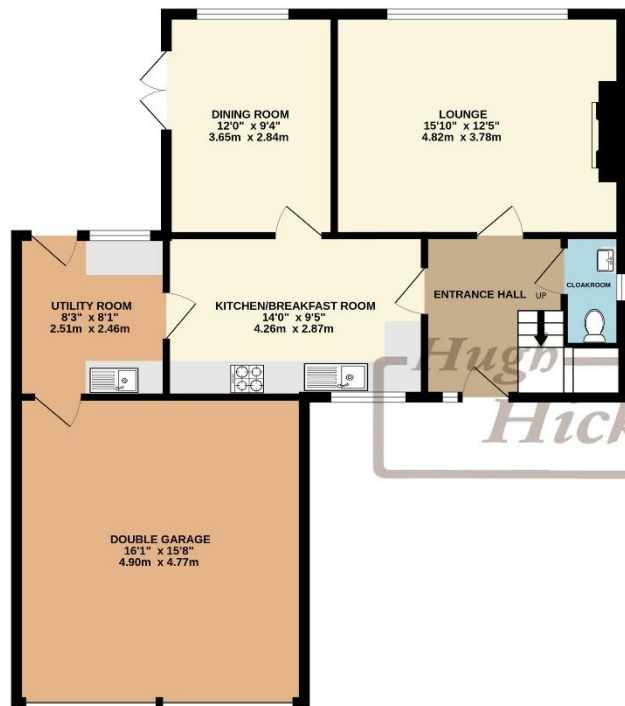




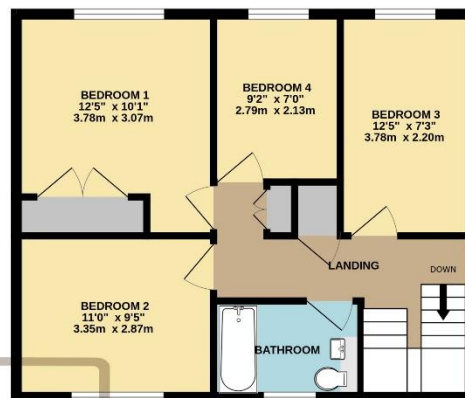




GROUND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	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