



GEOFF FOOT

Estate Agents Ltd.

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Hampshire • PO11 9EA

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Mr & Mrs D Hayward
27 Nutbourne Road
Hayling Island
Hants
PO11 9RU

Ref: JH1

28th January 2014

Dear Mr & Mrs Hayward

RE: Site, 27 NUTBOURNE ROAD, HAYLING ISLAND. HANTS. PO11 9RU.

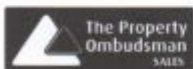
Just to confirm that we placed the above property on the market for sale for you on the 28th June 2012. We marketed at £195,000 and we advertised the Site regularly in the Hayling Trader magazine and in the Hayling Islander. It was also marketed via Rightmove, the leading Internet Property web site. We reduced the asking price to £185,000 in August 2012.

Unfortunately, we still had little interest with only 3 viewings in total up to when the Site was withdrawn off the market a few months later.

Please call the office if you wish to discuss anything further.

Kind Regards

Jan Haines - Director
GEOFF FOOT ESTATE AGENTS LTD



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VAT Registration No: 811 9793 11



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please keep
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£195,000 Freehold Site

Geoff Foot Estate Agents are delighted to offer this Freehold site in South East Hayling with Three Mobile Homes. Main features include:-

**THREE MOBILE HOMES
ALL WITH TWO BEDROOMS
MAIN DRAINAGE
AND SEWERAGE**

**DOUBLE GLAZING
CALOR GAS TO ALL HOMES
COMMUNAL GROUNDS
BRICK BUILT STORAGE SHED
TWO METAL STORAGE UNITS**



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.

27 NUTBOURNE ROAD, HAYLING ISLAND, HAMPSHIRE PO11 9RU

The accommodation comprises:

Twin gated entrance leading to site with Three Mobile homes.

MOBILE HOME No 1:

Atlas Mirage Super: 35'0" x 12'0" 4 years old (approx.).

Lounge Area: with gas fire, cupboards and units. **Dining area.**

Kitchen Area: with sink, gas cooker, wall and base cupboards. Fridge.

Separate WC.

Boiler cupboard.

Bedroom 1: Double wardrobe and bedroom units. Double bed unit. **En-suite** shower room.

Bedroom 2: Wardrobe and wall cupboard. Twin beds.

MOBILE HOME No 2:

Granada : 32'0" x 12'0" 12 years old (approx.).

Hallway with cupboard housing boiler and storage.

Lounge Area: with settee and fireplace unit. Wall cupboards.

Dining Area: wall units.

Kitchen: with gas hob and oven. Sink unit. Fridge. Wall and base cupboards and drawers.

Shower room: Working as en-suite for:

Bedroom 1: Double bed unit. Dressing table. Wardrobes and display shelving.

Bedroom 2: Twin beds. Wardrobe and wall cupboards.

MOBILE HOME No 3:

Approximately 9 years old

Lounge Area: with fireplace and units.

Kitchen Area: with Fridge/Freezer. Gas hob and oven below. Wall and base cupboards and drawers.

Dining Area.

Bedroom 1: Double bed unit. Wardrobes. Wash hand basin. **En-suite** shower and wc.

Bedroom 2: Twin beds with wardrobes and cupboards.

Separate Bathroom: with incorporated shower over. Wc: Wash hand basin.

Radiators and double glazing.

OUTSIDE

Communal grounds with washing line.

Brick built **Storage Shed** with automatic washing machine and sink unit.

Two Metal Storage units.

10 month Licence from 1st March to 31st December.

Main drainage and sewerage.

Calor gas to all Mobile Homes.

Agents note:

These particulars are thought to be correct though their accuracy is not guaranteed and they do not form part of any contract.

All measurements are approximate

VIEWING BY APPOINTMENT THROUGH GEOFF FOOT ESTATE AGENTS LTD (023 92461666)

Considering Selling?

Free up to date valuations

If you require mortgage advice please contact the office and we can provide you with details.

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