

£470,000
11 Selsmore Avenue
Hayling Island, PO11 9PB

PROPERTY SUMMARY

This lovely quaint detached bungalow, which has been well looked after by the current seller, is pleasantly located, in a well regarded residential area less than a mile away from the shops and amenities of Mengham village. Accommodation consists of two bedrooms, two reception rooms a kitchen and a bathroom. Off road parking is afforded via the driveway and there is a lovely, nicely proportioned enclosed rear garden which features a patio, well tended bushes and shrubs, and a timber shed.

2 

1 

2 





PORCH

HALL

BEDROOM ONE 9' 10" x 9' 8" (3m x 2.95m)

BEDROOM TWO 11' 5" x 8' (3.48m x 2.44m)

BATHROOM

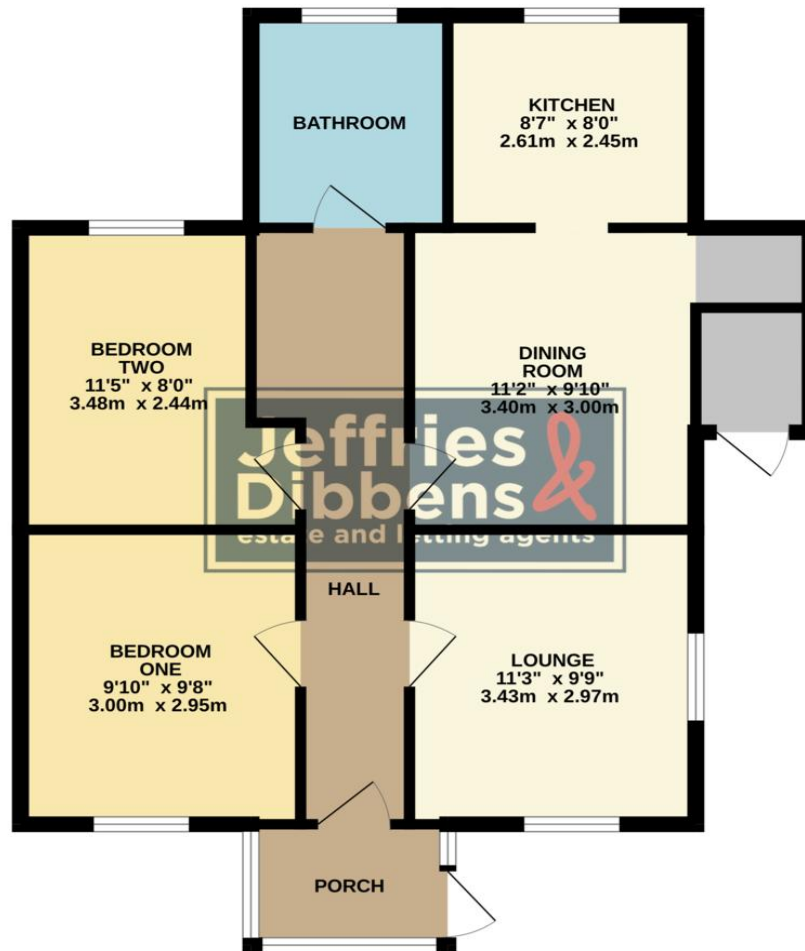
LOUNGE 11' 3" x 9' 9" (3.43m x 2.97m)

DINING ROOM 11' 2" x 9' 10" (3.4m x 3m)

KITCHEN 8' 7" x 8' (2.62m x 2.44m)



GROUND FLOOR



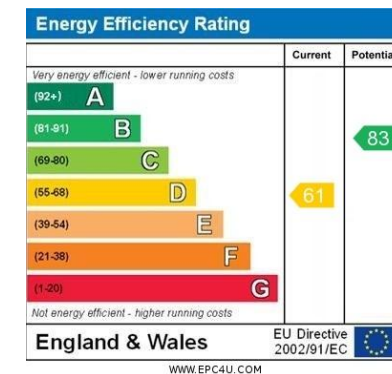
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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