



£575,000
12 The Gorseway, St. Georges Road
Hayling Island, PO11 0DR

PROPERTY SUMMARY

Location, Location, Location! This impressively sized detached property is situated only a short distance to Hayling Island's seafront, which has an internationally renowned wind and kite surfing beach, which is straddled by the Island's sailing and golf clubs. The attractive village of West Town has a good range of amenities, including a theatre, coffee shops and an artisan bakers! The house itself, affords exceptionally spacious living space, with four/five bedrooms including a master ensuite and two/three reception rooms and offers huge potential to become a wonderful family home. However it does require a programme of modernisation which is reflected in the attractive asking price.





HALLWAY

LIVING ROOM 17' 11" x 14' 9" (5.46m x 4.5m)

BEDROOM FIVE 14' 9" x 7' 7" (4.5m x 2.31m)

WC

DINING ROOM 13' 9" x 11' (4.19m x 3.35m)

KITCHEN/BREAKFAST ROOM 13' 11" x 11' 4" (4.24m x 3.45m)

GARAGE 18' 8" x 18' 8" (5.69m x 5.69m)

LANDING

BEDROOM ONE 18' 1" x 15' 1" (5.51m x 4.6m)

ENSUITE

BEDROOM TWO 14' 9" x 9' 10" (4.5m x 3m)

BEDROOM THREE 14' 1" x 8' 2" (4.29m x 2.49m)

BEDROOM FOUR 10' 10" x 7' 10" (3.3m x 2.39m)

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

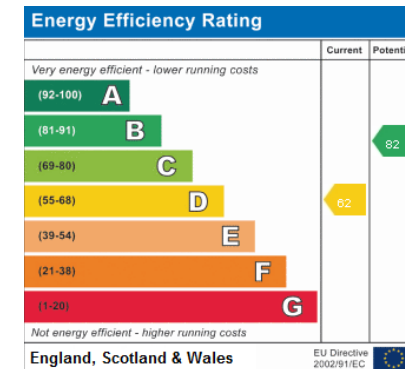
VIEWINGS
By prior appointment only

GROUND FLOOR

1ST 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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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



OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk