



**£525,000**  
**55 Rails Lane**  
Hayling Island, PO11 9NJ

## PROPERTY SUMMARY

This wonderfully proportioned detached house would make an ideal purchase for a family looking for plenty of space both indoors and out! The extended accommodation includes four double bedrooms, with the master benefiting from an en-suite, family bathroom, two receptions, as well as a huge kitchen/breakfast room. The conservatory overlooks the picturesque and expansive rear garden which has an abundance of attractive plants and bushes including a beautiful olive tree, a fig tree, palms, wisteria and even a grape vine. To the front there is ample parking afforded by via the hardstand and a double garage, also there is a single garage which has been converted into a utility room and workshop. The property is pleasantly located adjacent to a park and less than half a mile to the seafront and Mengham village.





**HALL**

**SHOWER ROOM**

**KITCHEN/BREAKFAST ROOM 22' 2" x 10' 10"**  
(6.76m x 3.3m)

**LOUNGE 18' x 10' 9"** (5.49m x 3.28m)

**DINING ROOM 18' 1" x 10' 1"** (5.51m x 3.07m)

**CONSERVATORY 11' x 9' 10"** (3.35m x 3m)

**LANDING**

**BATHROOM**

**BEDROOM ONE 14' 1" x 10' 9"** (4.29m x 3.28m)

**ENSUITE**

**BEDROOM TWO 11' 7" x 10' 1"** (3.53m x 3.07m)

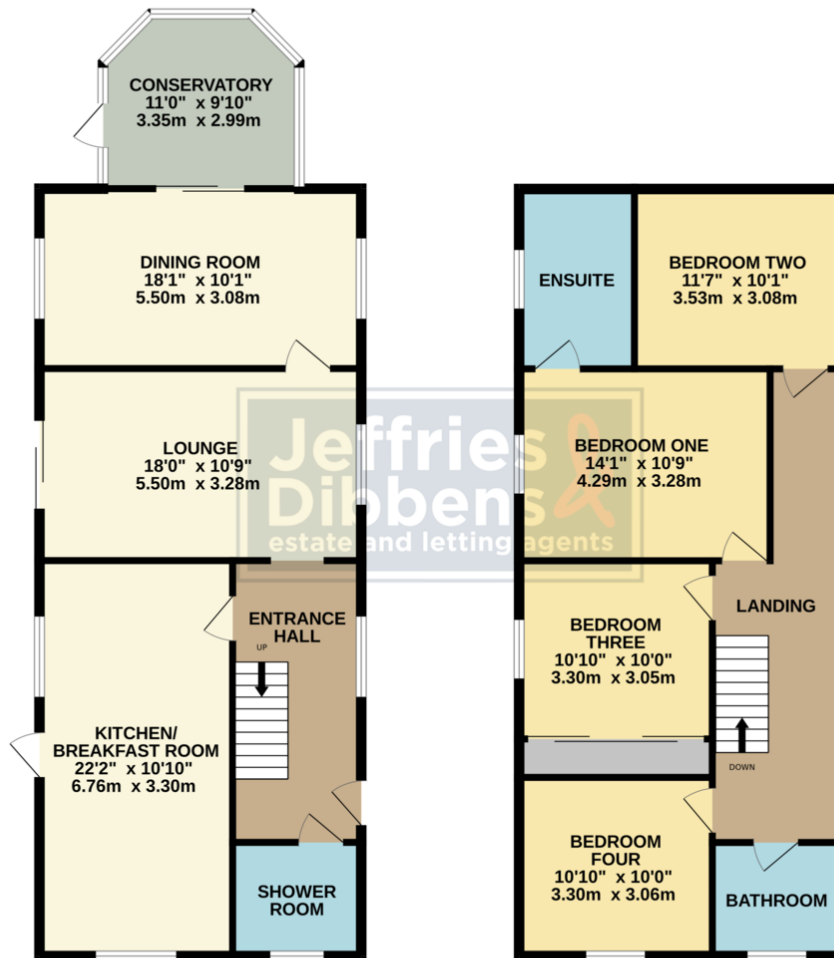
**BEDROOM THREE 10' 10" x 10'** (3.3m x 3.05m)

**BEDROOM FOUR 10' 10" x 10' 10"** (3.3m x 3.3m)



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.

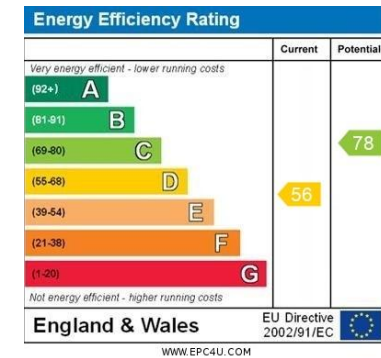
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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