



**£550,000**  
**St. Lucia, Northwood Lane**  
Hayling Island, PO11 0LR

## PROPERTY SUMMARY

Set on a good sized plot benefitting from a south facing rear garden, this detached bungalow provides ample scope for a programme of enhancement and modernisation. The spacious accommodation currently comprises three bedrooms, two receptions with the lounge having views over the garden, a good sized kitchen/breakfast room. There are also two additional rooms to the rear as well as a utility area off the kitchen. A spacious loft lends itself to a potential for conversion subject to the appropriate permissions. Located in a nicely regarded Lane an internal viewing is recommended to appreciate the potential on offer with the sale of this lovely bungalow.

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**HALL**

**WC**

**BATHROOM**

**BEDROOM ONE** 10' 11" x 10' 0" (3.33m x 3.05m)

**BEDROOM TWO** 12' 2" x 11' 9" (3.71m x 3.58m)

**BEDROOM THREE** 8' 0" x 6' 10" (2.44m x 2.08m)

**LOUNGE** 18' 0" x 13' 3" (5.49m x 4.04m)

**DINING ROOM** 14' 7" x 8' 4" (4.44m x 2.54m)

**KITCHEN/BREAKFAST ROOM** 19' 1" x 8' 6"  
(5.82m x 2.59m)

**UTILITY ROOM** 12' 1" x 9' 3" (3.68m x 2.82m)

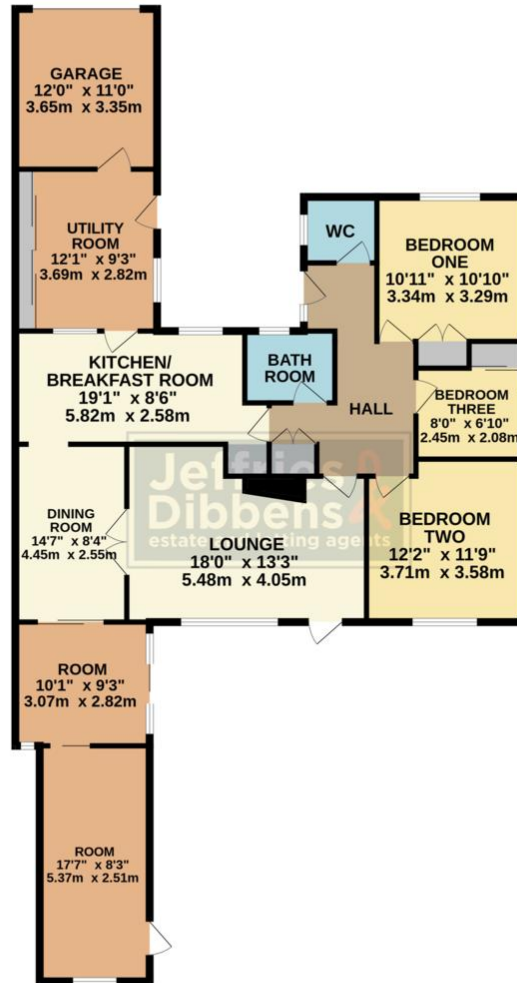
**GARAGE** 12' x 11' (3.66m x 3.35m)

**ROOM** 10' 1" x 9' 3" (3.07m x 2.82m)

**ROOM** 17' 7" x 8' 3" (5.36m x 2.51m)



GROUND FLOOR  
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

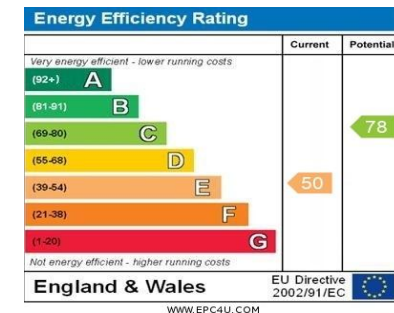
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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