

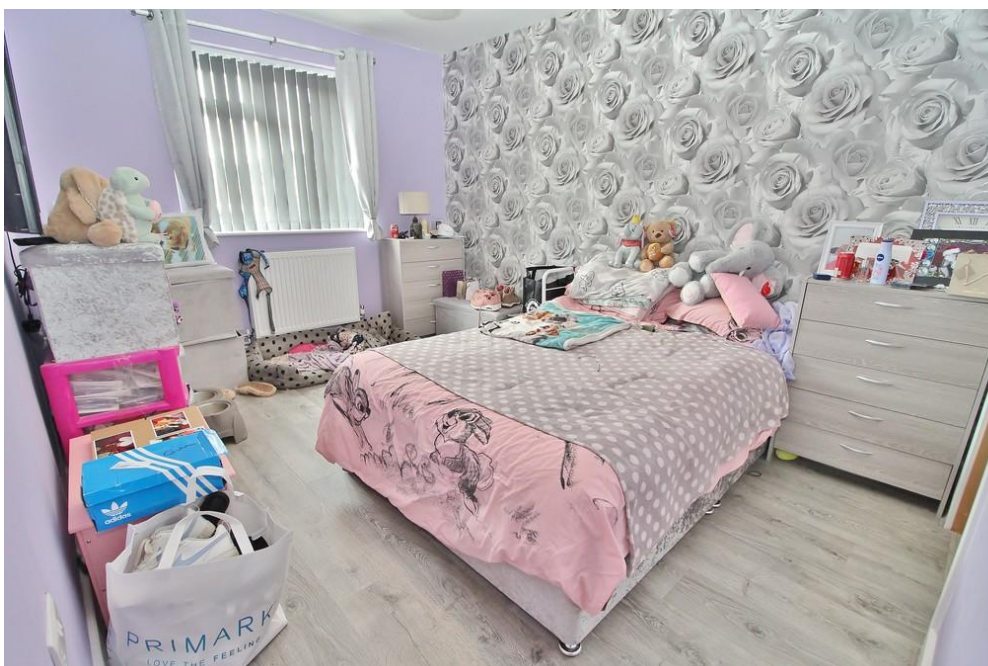


£510,000
9a West Hays Road
Hayling Island, PO11 9RN

PROPERTY SUMMARY

Modern three/four bedroom bungalow built in 2021, offering ample off road parking to the front and is located only a short walk from Hayling seafront. Spacious accommodation comprises an open entrance hallway, master bedroom and ensuite, double bedroom, contemporary four piece bathroom suite, study/bedroom four, another double bedroom and a lounge and kitchen/diner both of which have bi-fold doors opening out onto the garden. There is also a useful separate utility room. Additional benefits include solar panels (owned outright) and an electric car charger. An internal viewing is essential to truly appreciate the size of accommodation on offer here, contact us to arrange your appointment.





HALLWAY

BEDROOM ONE 12' 6" x 9' 6" (3.81m x 2.9m)

ENSUITE 7' 2" x 4' 2" (2.18m x 1.27m)

BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m)

BEDROOM THREE 12' 0" x 9' 10" (3.66m x 3m)

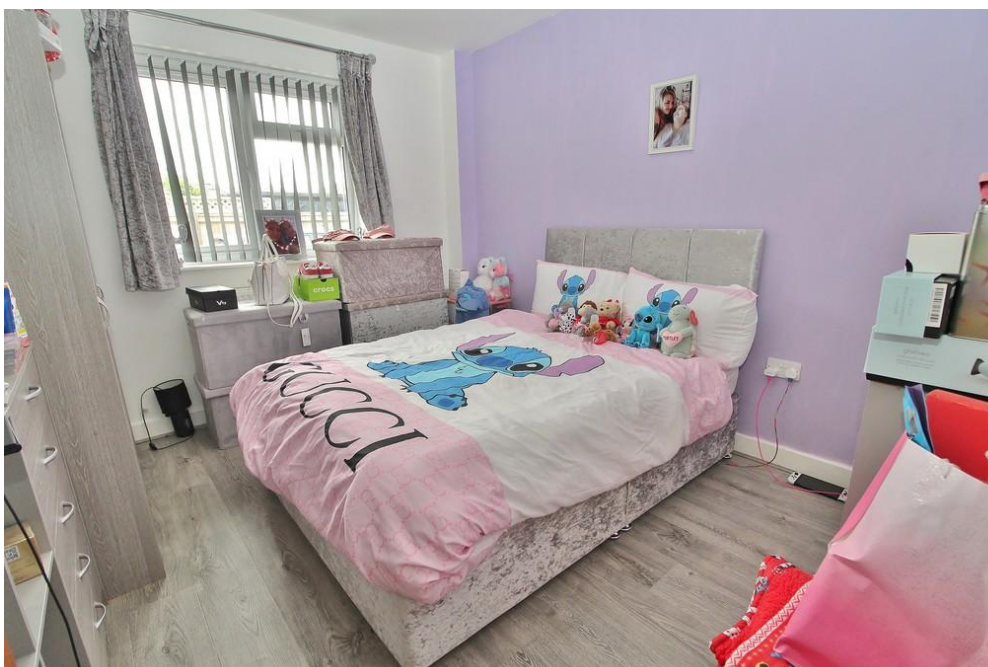
BEDROOM FOUR/STUDY 8' 2" x 5' 10" (2.49m x 1.78m)

BATHROOM 12' 7" x 6' 6" (3.84m x 1.98m)

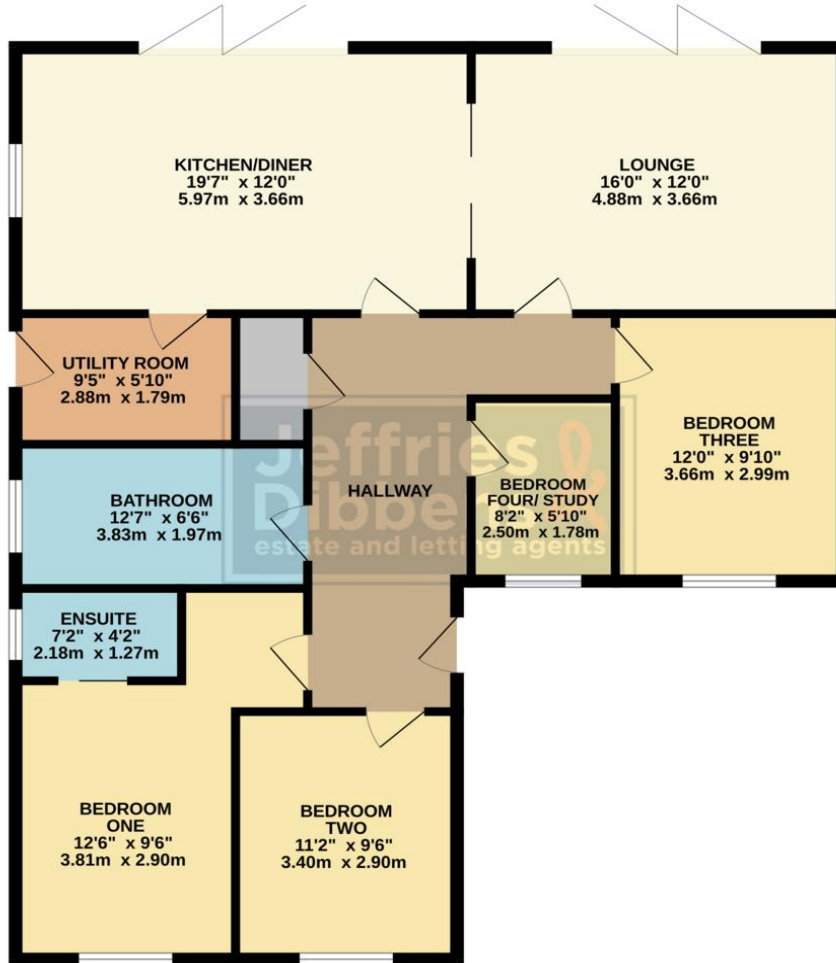
LOUNGE 16' x 12' (4.88m x 3.66m)

KITCHEN/DINER 19' 7" x 12' (5.97m x 3.66m)

UTILITY ROOM 9' 5" x 5' 10" (2.87m x 1.78m)



GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	92
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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