



**£475,000**  
**7 Windsurfing Place**  
Hayling Island, PO11 9FR

## PROPERTY SUMMARY

Ideal family home! This lovely detached home built by Bellway Homes in 2016 offers all of the features and benefits which befit a modern house and the sellers have further enhanced the property by commissioning a stunning rear extension in 2020. The new addition has created a contemporary open plan kitchen/dining/living space with small utility area and with the pitched roof incorporating four roof windows, this light and airy space is the hub of the home. The ground floor accommodation is completed by a lounge and useful ground floor w.c. Upstairs there are four bedrooms, with the master having an en-suite, and a family bathroom. Outside there is ample parking provided by the large driveway and garage. The rear garden is enclosed and mainly laid to patio with lawn area and raised well stocked borders.





## **ENTRANCE**

**LOUNGE** 13' 3" x 12' 6" (4.04m x 3.81m)

**KITCHEN** 11' 8" x 11' 6" (3.56m x 3.51m)

**DINING/FAMILY ROOM** 14' 8" x 12' (4.47m x 3.66m)

## **UTILITY ROOM**

## **WC**

**BEDROOM ONE** 14' 1" x 10' 4" (4.29m x 3.15m)

## **ENSUITE**

**BEDROOM TWO** 15' 10" x 8' 5" (4.83m x 2.57m)

**BEDROOM THREE** 10' 4" x 8' 10" (3.15m x 2.69m)

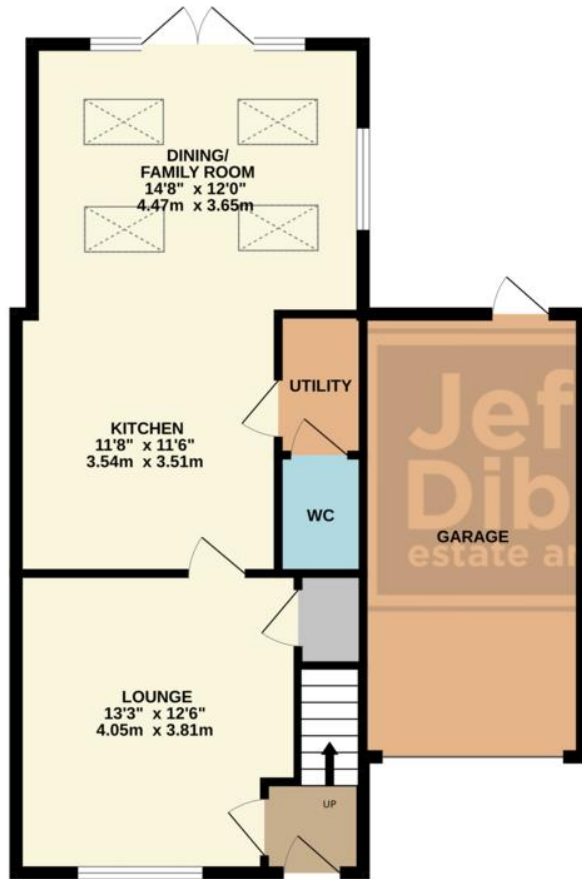
**BEDROOM FOUR** 8' 8" x 6' 11" (2.64m x 2.11m)

## **BATHROOM**

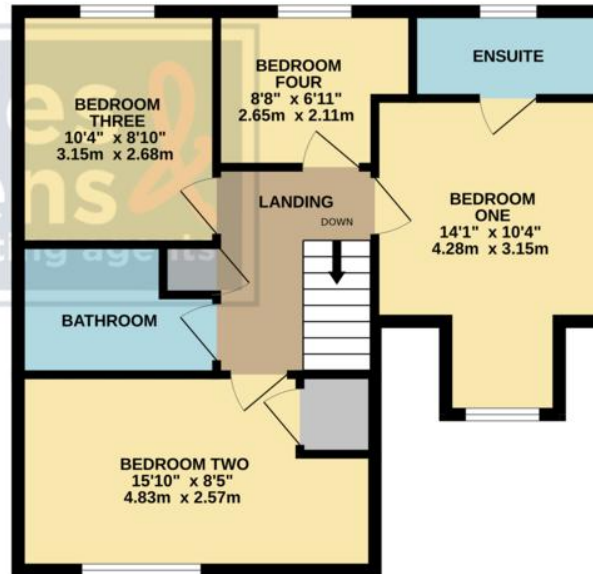
**GARAGE** 19' 8" x 9' 9" (5.99m x 2.97m)



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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