



£350,000
32 Southwood Road
Hayling Island, PO11 9QE

PROPERTY SUMMARY

Located a short distance to the seafront, this 'upside down' style semi-detached house offers deceptively spacious family sized living space. The property's accommodation consists of an entrance hall, two bedrooms and a study as well as a cloakroom, stairs to the first floor, which has a lounge/dining room with a log burner and patio doors to the southerly aspect balcony and a kitchen/breakfast room. The second floor has a very spacious family room with two roof windows affording attractive but partially restricted sea views. There is a lawn front garden and a rear garden which has a driveway leading to the integral garage with power and light. The property has been extended since it was built, notably with the addition of a second floor with a pitched roof which accommodates the family room, as the property was originally a two storey house with a flat roof. Modernisation works are required and an internal viewing is recommended to appreciate the size and potential offered.





ENTRANCE HALL

BEDROOM 14' 2" x 11' 5" (4.32m x 3.48m)

BEDROOM 12' 6" x 11' 10" (3.81m x 3.61m)

ENSUITE

STUDY 12' x 7' 5" (3.66m x 2.26m)

LANDING

KITCHEN/BREAKFAST ROOM 13' 4" x 8' 6"
(4.06m x 2.59m)

LOUNGE/DINER 16' 6" x 11' 2" (5.03m x 3.4m)

BALCONY

BATHROOM

BEDROOM 8' 9" x 8' 8" (2.67m x 2.64m)

BEDROOM 11' 4" x 8' 8" (3.45m x 2.64m)

FAMILY ROOM 20' 3" x 17' 6" (6.17m x 5.33m)



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 sq.m.) approx.

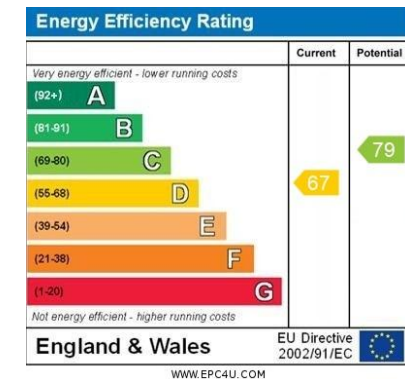
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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