



£325,000
42 Kings Road
Hayling Island, PO11 0PD

PROPERTY SUMMARY

This extended and very nicely presented property is conveniently located in a popular location on Hayling Island within easy walking distance to infant, primary and senior schools, making this an ideal young family home. The accommodation comprises, on the ground floor, an entrance porch, large entrance hall with door to the very spacious lounge/dining room and the kitchen/ breakfast room extension. Upstairs there are three bedrooms and the family bathroom. Outside there is a well tended lawned front garden and a low maintenance patio rear garden with mature borders. A rear gate leads to the GARAGE and access to a park (pictured). Viewing highly recommended.





PORCH

HALLWAY

LOUNGE/DINER 23' 4" x 12' 10" (7.11m x 3.91m)

KITCHEN/BREAKFAST ROOM 16' 5" x 9' 2" (5m x 2.79m)

LANDING

STAIRS

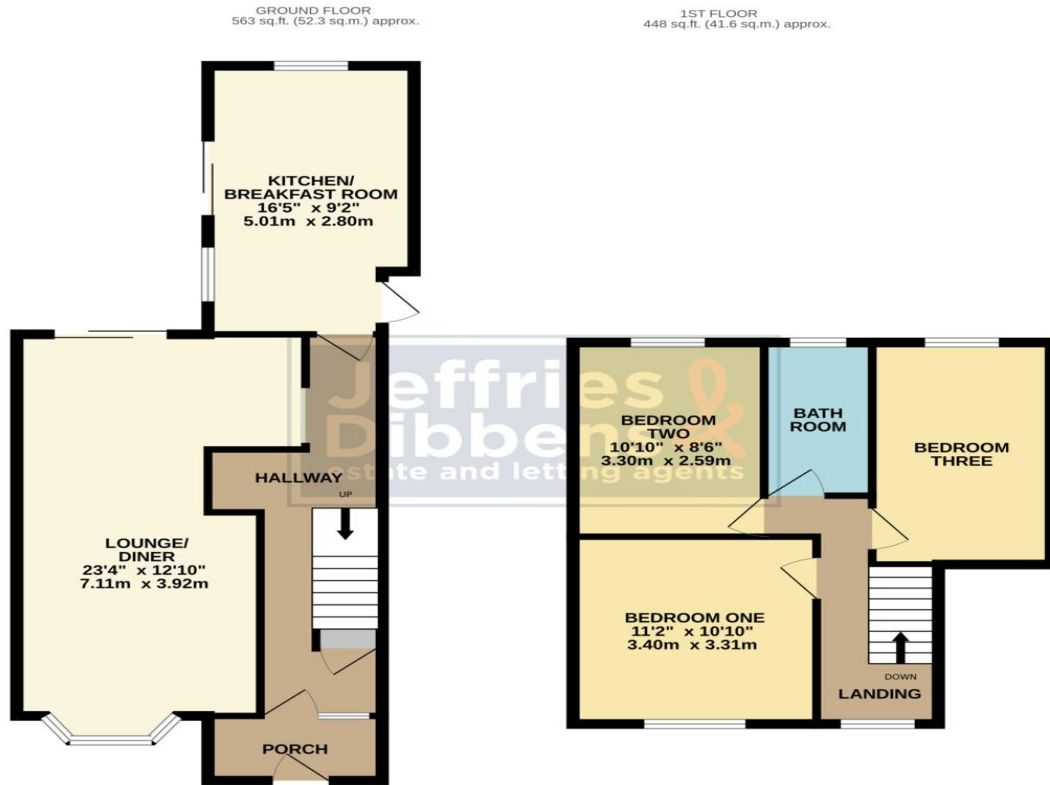
BATHROOM

BEDROOM ONE 11' 2" x 10' 10" (3.4m x 3.3m)

BEDROOM TWO 10' 10" x 8' 6" (3.3m x 2.59m)

BEDROOM THREE





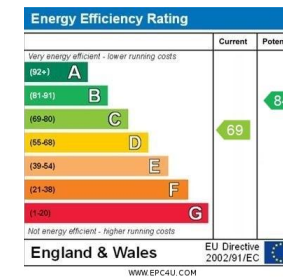
TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 C

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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