



**£575,000**  
**5 Magdala Road**  
Hayling Island, PO11 0BH



## PROPERTY SUMMARY

This unique detached home is nicely situated in a cul-de-sac location just off the Sea Front in South Hayling, less than a mile from West Town and Mengham villages which have a variety of shops and amenities. The spacious and flexible living space comprises; entrance porch, hall with storage cupboards, stairs to first floor, lounge with bay window to the front and two further reception rooms, fitted kitchen/breakfast room and a rear lobby with utility/cloakroom. There are three bedrooms on the first floor, two of which have en-suites and a family bathroom. Outside there is driveway parking leading to a large double garage with electric roller door, a side gate leads through to the West facing rear garden with a fantastic fully networked home office with store room, which is a real key feature of this property. Viewing highly recommended.





**PORCH**

**HALLWAY**

**LIVING ROOM** 17' 4" x 11' 5" (5.28m x 3.48m)

**DINING ROOM** 13' 10" x 9' 2" (4.22m x 2.79m)

**FAMILY ROOM** 13' 11" x 13' 10" (4.24m x 4.22m)

**CONSERVATORY** 11' 6" x 7' 5" (3.51m x 2.26m)

**UTILITY ROOM/ WC**

**KITCHEN** 14' 6" x 9' 5" (4.42m x 2.87m)

**LANDING**

**BEDROOM ONE** 13' 3" x 10' 7" (4.04m x 3.23m)

**ENSUITE**

**BEDROOM TWO** 12' 4" x 10' 10" (3.76m x 3.3m)

**ENSUITE**

**BEDROOM THREE** 9' 6" x 9' 6" (2.9m x 2.9m)

**DOUBLE GARAGE** 16' 6" x 15' 5" (5.03m x 4.7m)

**GARDEN OFFICE** 13' 1" x 9' 10" (4m x 3m)

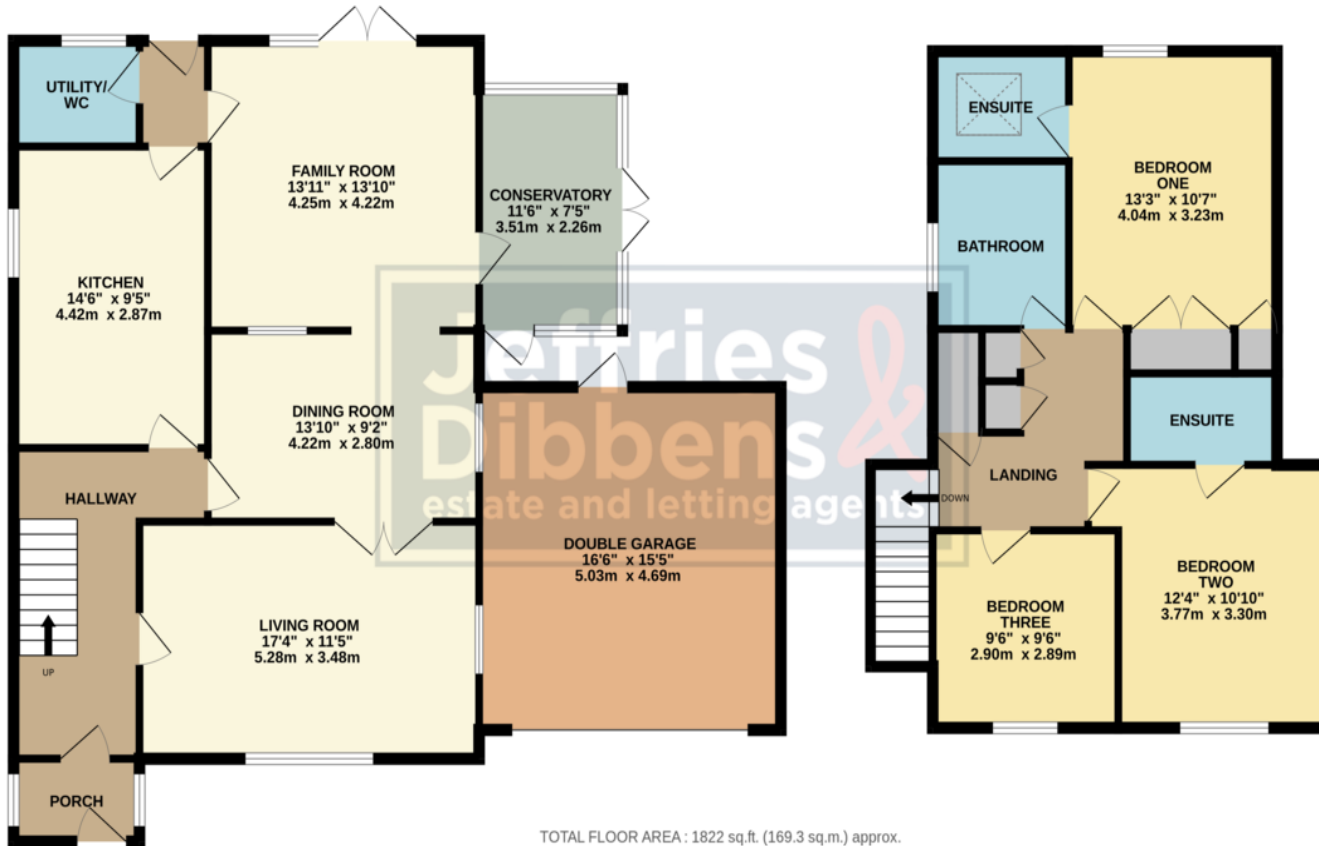
**STORE** 9' 10" x 6' 6" (3m x 2m)





GROUND FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.

1ST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 sq.m.) approx.

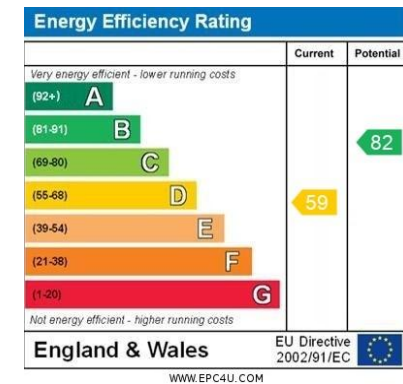
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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