

**£425,000**  
**36 Island Close**  
Hayling Island, PO11 0NJ



## PROPERTY SUMMARY

Pleasantly situated in a well regarded residential location to the north of Hayling Island, this nicely presented, detached property would make a wonderful family home. The accommodation comprises well proportioned rooms including a lovely light and airy lounge with log burning stove, dining area with patio doors to the conservatory and a fitted kitchen. On the first floor there are four bedrooms and a family bathroom. Ample parking is provided via a driveway/hardstanding and the integral garage. Outside, there are lawn gardens to both front and rear, with the enclosed rear garden being southerly facing and having a nice array of border shrubs and a palm tree. No forward chain.

4   
1   
2 







**PORCH**

**WC**

**LOUNGE** 17' 4" x 12' 10" (5.28m x 3.91m)

**DINING ROOM** 11' 7" x 10' 2" (3.53m x 3.1m)

**KITCHEN** 14' 5" x 7' 4" (4.39m x 2.24m)

**CONSERVATORY** 9' 10" x 9' 5" (3m x 2.87m)

**LANDING**

**BEDROOM ONE** 11' 9" x 10' 3" (3.58m x 3.12m)

**BEDROOM TWO** 13' 3" x 8' 10" (4.04m x 2.69m)

**BEDROOM THREE** 11' 10" x 7' 6" (3.61m x 2.29m)

**BEDROOM FOUR** 10' 5" x 8' 2" (3.18m x 2.49m)

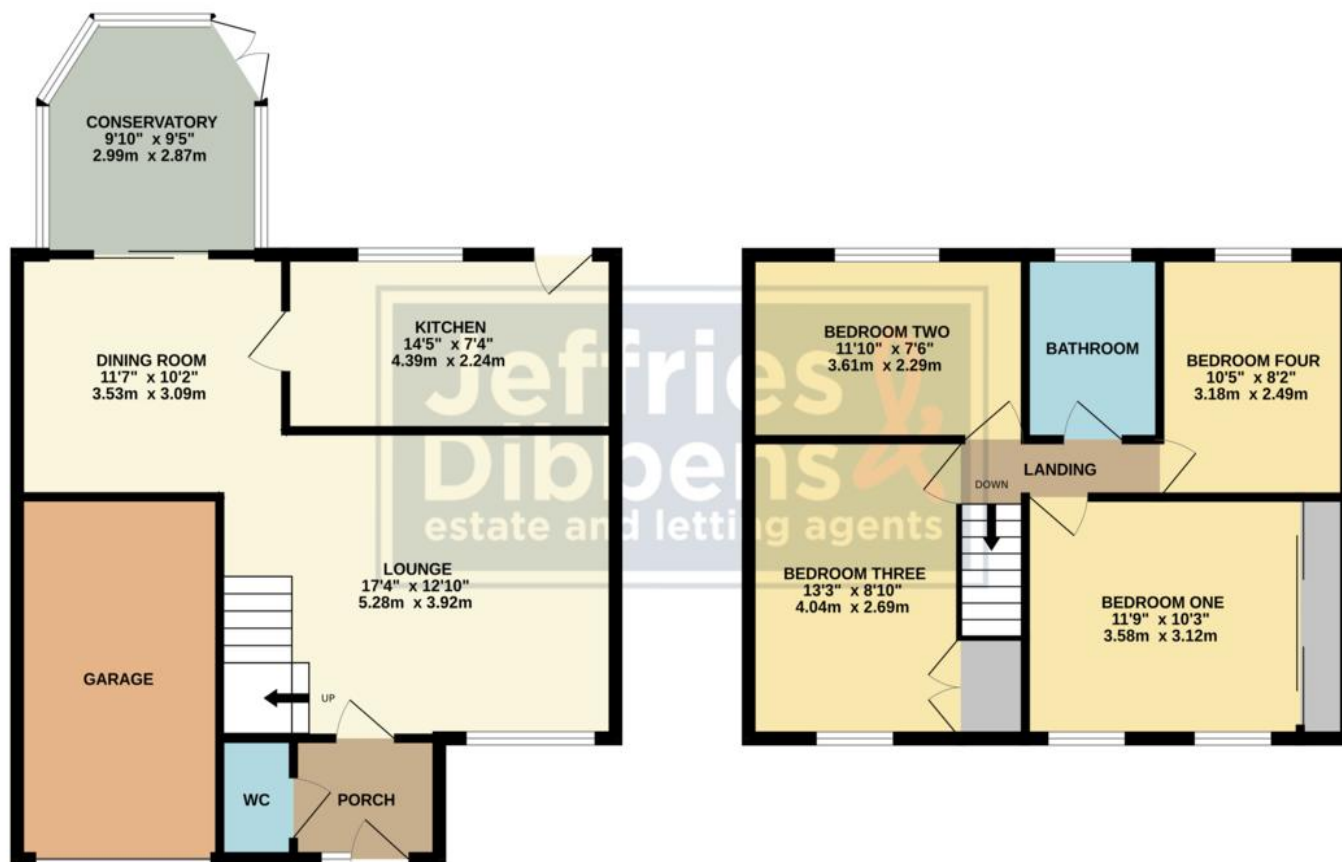
**BATHROOM**

**GARAGE**



GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.

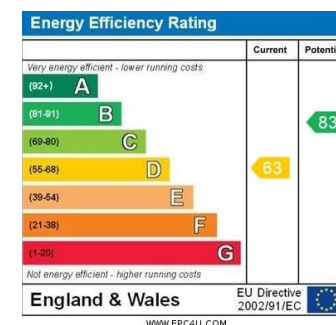
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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