



OFFERS IN REGION OF

**£575,000**

**242 Havant Road**

Hayling Island, PO11 0LN

## PROPERTY SUMMARY

Located on the north side of the island only half a mile or so from the bridge, this wonderful property, which we understand dates back to the early 1900's, is offered for sale with the benefit of no onward chain and comprises characterful and spacious living space. The property sits on a large plot, affording ample off road parking and garage/workshop, whilst the large rear garden is waiting to be restored to its former splendour by an enthusiastic green fingered buyer! Accommodation comprises three bedrooms, a large bathroom, two receptions and a kitchen with utility room. This property is very well presented with great potential for further enhancement and an internal viewing is essential to appreciate all of the features and benefits on offer here.





**ENTRANCE HALL** 12' x 5' 5" (3.66m x 1.65m)

**LOUNGE** 12' x 12' (3.66m x 3.66m)

**KITCHEN** 12' x 12' (3.66m x 3.66m)

**UTILITY ROOM** 11' 5" x 8' 5" (3.48m x 2.57m)

**DINING ROOM** 12' x 11' 5" (3.66m x 3.48m)

**CONSERVATORY** 10' 9" x 8' 3" (3.28m x 2.51m)

**LANDING** 12' 4" x 5' 5" (3.76m x 1.65m)

**MASTER BEDROOM** 12' x 12' (3.66m x 3.66m)

**BEDROOM TWO** 12' x 12' (3.66m x 3.66m)

**BEDROOM THREE** 9' 4" x 8' (2.84m x 2.44m)

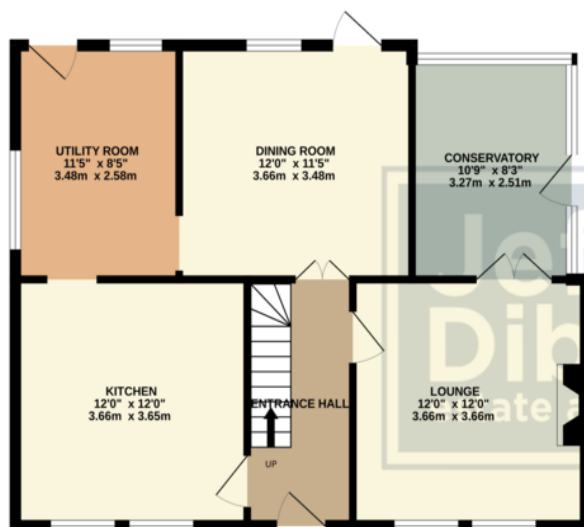
**BATHROOM** 11' 5" x 8' 6" (3.48m x 2.59m)

**GARAGE**

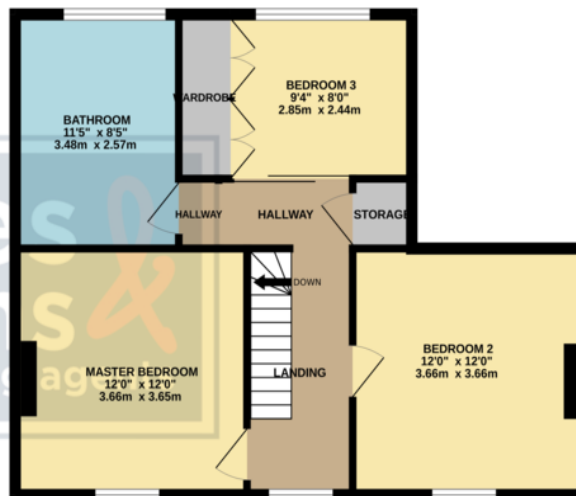
**GARDEN STORE**



GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

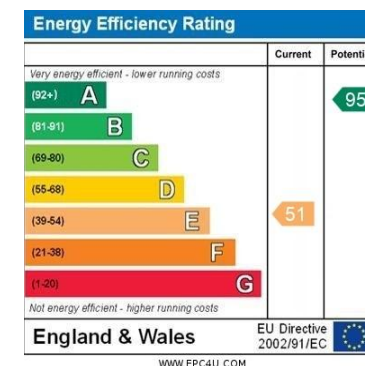
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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