



**£375,000**  
**2 Southleigh Grove**  
Hayling Island, PO11 0SH



## PROPERTY SUMMARY

**FULLY MODERNISED DETACHED BUNGALOW.** This lovely property, situated in a quiet cul-de-sac in South Hayling, has recently undergone a comprehensive programme of modernisation to the highest of standards both inside and out. Works carried out include new gas central heating and electrical systems, new kitchen and bathroom and landscaped gardens to front and rear, with the enclosed rear garden being south facing with patio area, lawn and decorative stone areas filled with shrubs and bushes. Accommodation consists of kitchen, bathroom, lounge/dining room giving access to the conservatory and two double bedrooms. The garage has been converted to a studio/hobby room with power and light. An internal viewing is essential to appreciate the quality of decoration and accommodation on offer here. No Forward Chain.





## **HALLWAY**

**KITCHEN** 11' 5" x 6' (3.48m x 1.83m)

## **BATHROOM**

**BEDROOM ONE** 12' 10" x 9' 3" (3.91m x 2.82m)

**BEDROOM TWO** 9' 8" x 9' 5" (2.95m x 2.87m)

**LOUNGE/DINER** 19' 9" x 10' 4" (6.02m x 3.15m)

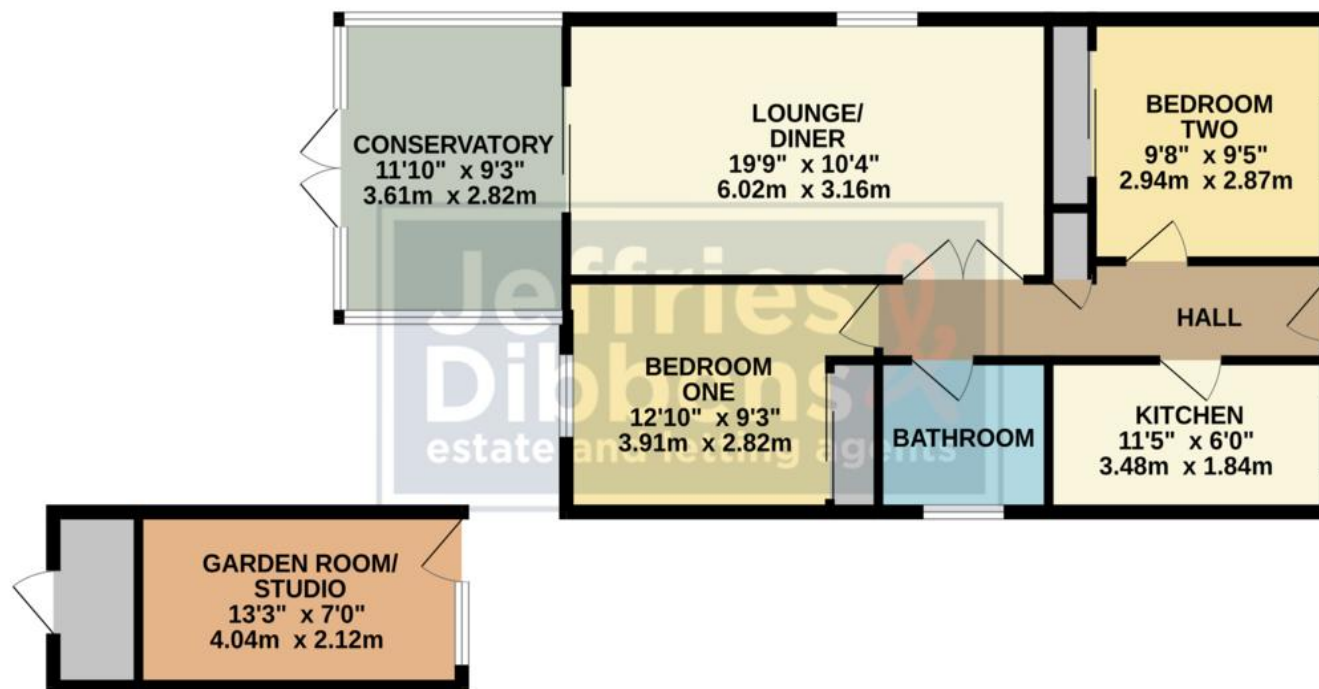
**CONSERVATORY** 11' 10" x 9' 3" (3.61m x 2.82m)

**GARDEN ROOM/STUDIO** 13' 3" x 7' (4.04m x 2.13m)





GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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