

**£400,000**  
**9 Fountain Square**  
Hayling Island, PO11 0FB

## PROPERTY SUMMARY

Situated on a corner plot in this private gated community, this three bedroom end terraced house comes with an allocated parking space under a carport, there are also visitor spaces. The well presented accommodation comprises lounge, dining room, fitted kitchen, conservatory and shower room to the ground floor and with three well proportioned bedrooms and the bathroom suite on the first floor. The rear garden offers a South facing aspect and to the front are beautifully maintained grounds and a lovely fountain in the Square. Located only a short stroll from ample local amenities and Hayling Park, the beachfront is also less than a mile away. An internal viewing is essential to appreciate the lifestyle and accommodation offered in this peaceful age-restricted community. Contact us today to arrange your appointment.





## HALL

**LIVING ROOM** 14' 8" x 13' 9" (4.47m x 4.19m)

**DINING ROOM** 11' 9" x 9' 2" (3.58m x 2.79m)

**KITCHEN** 8' 2" x 7' 3" (2.49m x 2.21m)

**CONSERVATORY** 10' 6" x 9' 9" (3.2m x 2.97m)

**SHOWER ROOM** 8' 2" x 5' 3" (2.49m x 1.6m)

## LANDING

**BEDROOM ONE** 12' x 11' 3" (3.66m x 3.43m)

**BEDROOM TWO** 11' 3" x 9' 9" (3.43m x 2.97m)

**BEDROOM THREE** 6' 2" x 6' 2" (1.88m x 1.88m)

**BATHROOM** 6' 6" x 6' 1" (1.98m x 1.85m)

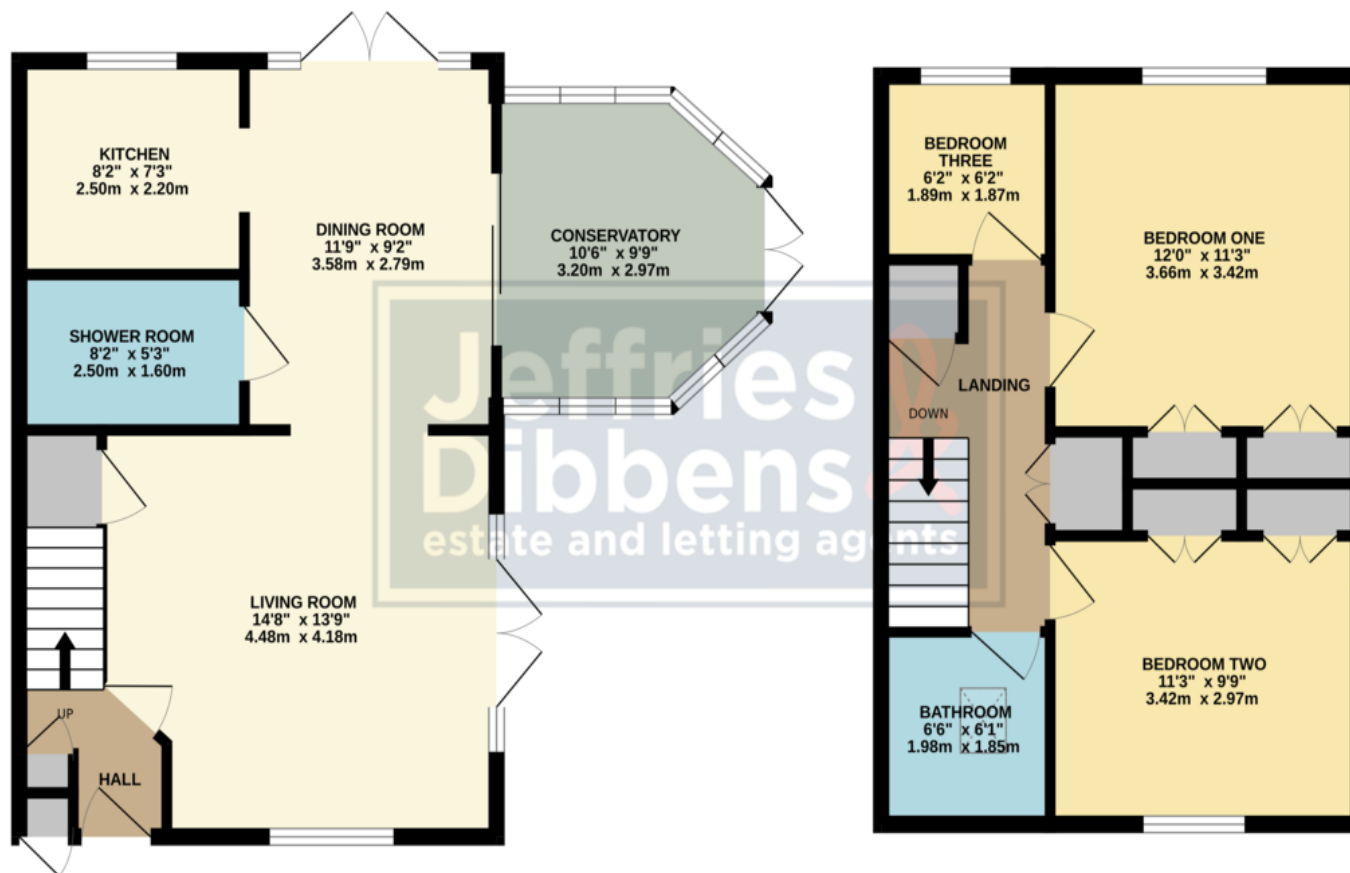
## AGENTS NOTE

We understand the current service charge is £2900 annually and the estate charge is £369 annually



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1051sq.ft. (97.6 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.

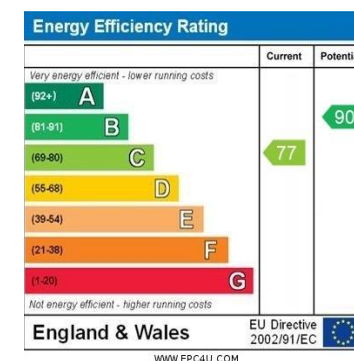
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**LOCAL AUTHORITY**  
Havant Borough Council

**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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