



**£625,000**  
**23 Bacon Lane**  
Hayling Island, PO11 0DN

## PROPERTY SUMMARY

This beautifully presented detached house, is pleasantly situated on the south side of a well regarded and picturesque tree lined road in West Hayling. The property has a wealth of attractive amenities within a quarter of a mile or so which include the lovely seafront, Hayling Park and the village of West Town, which boasts a theatre, eateries and even an artisan bakery. The accommodation includes, on the ground floor an inviting entrance hall with doors to all rooms, double aspect lounge with bi-folding doors to the rear garden, contemporary and spacious light and airy kitchen/dining room, shower room and a study/downstairs bedroom. On the first floor there is a family bathroom and four bedrooms including a lovely dual aspect room which features a characterful Juliet Balcony! Outside there are attractive, well tended gardens with the south facing rear garden having a Summer house, lawn and decked areas, well stocked borders and access to a garage with power & light and a hardstand.





**HALLWAY**

**SHOWER ROOM**

**BEDROOM/STUDY** 16' 8" x 8' 6" (5.08m x 2.59m)

**KITCHEN/DINER** 19' 3" x 12' 11" (5.87m x 3.94m)

**LOUNGE** 19' x 12' 3" (5.79m x 3.73m)

**LANDING**

**BEDROOM ONE** 12' 3" x 12' 2" (3.73m x 3.71m)

**BALCONY**

**BEDROOM TWO** 12' 4" x 11' 10" (3.76m x 3.61m)

**BEDROOM THREE** 11' 11" x 11' 3" (3.63m x 3.43m)

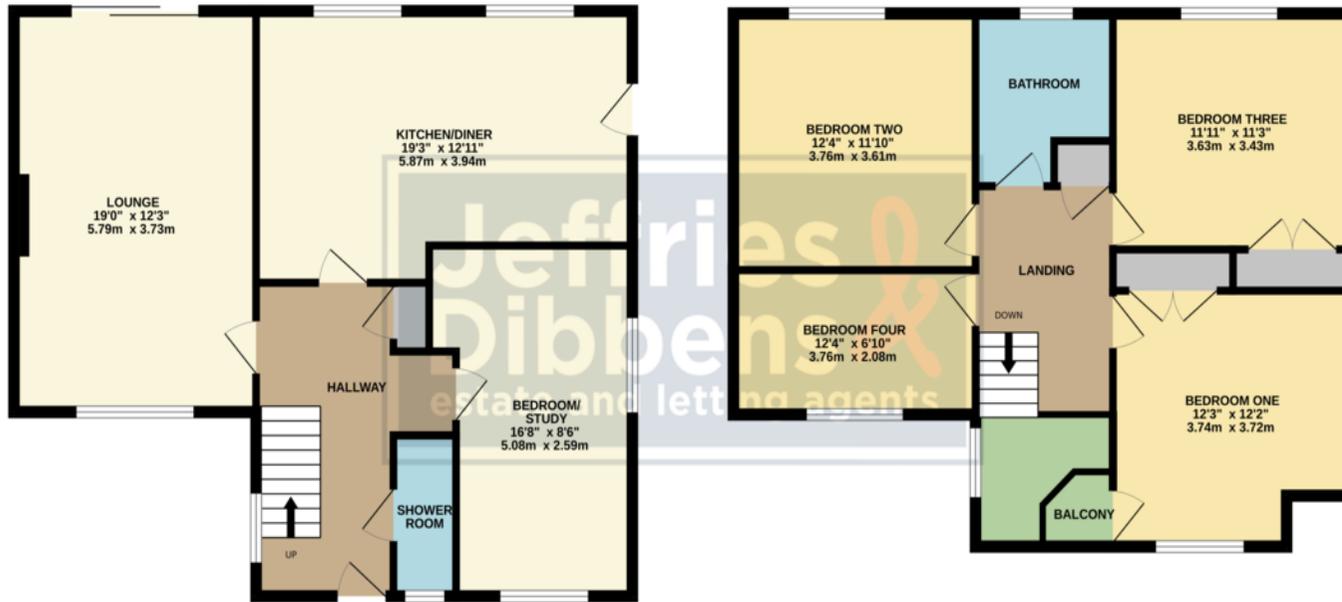
**BEDROOM FOUR** 12' 4" x 6' 10" (3.76m x 2.08m)

**BATHROOM**

**GARAGE**

GROUND FLOOR

1ST FLOOR



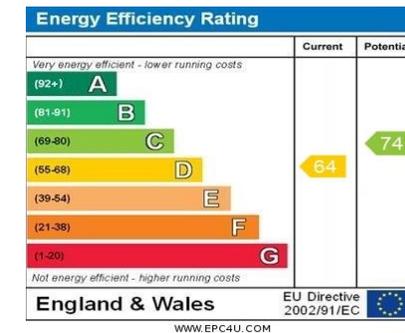
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk