



£395,000
3 Webb Lane
Hayling Island, PO11 9JE

PROPERTY SUMMARY

This deceptively spacious, detached bungalow is conveniently situated, in a well regarded tree lined lane, which leads to the seafront and is just a short walk from the village amenities of Mengham which has a good range of shops and there is also a health centre and dentist all within half a mile away. The property accommodation is well presented with neutral décor and comprises a lovely sized lounge/dining room, three bedrooms and a lovely modern fitted kitchen and shower room. Outside there is a tarmac hardstand to the front with a carport and side access leading to the enclosed rear garden which is mainly laid to patio with shingle beds and shed. Viewing recommended.

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ENTRANCE HALL

LOUNGE/DINER 20' 5" x 12' 9" (6.22m x 3.89m)

BEDROOM ONE 13' x 10' 10" (3.96m x 3.3m)

BEDROOM TWO 10' 10 " x 9' 3" (3.3m x 2.82m)

BEDROOM THREE 10' 10 " x 7' 3" (3.3m x 2.21m)

SHOWER ROOM

OUTSIDE

Carport and hardstanding providing off road parking.

ENCLOSED REAR GARDEN

Shed



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



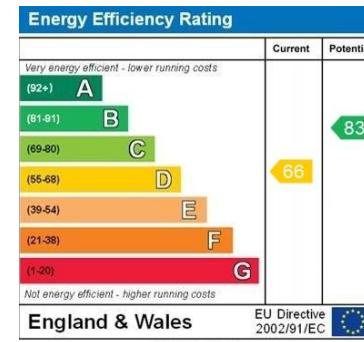
TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 D

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