



£590,000
12 Meadow Close
Hayling Island, PO11 0PW

PROPERTY SUMMARY

This most impressive and beautifully presented detached home is situated in a very well regarded cul-de-sac location to the North of Hayling Island. The spacious accommodation comprises an entrance hall with cloakroom, stairs to the first floor, a lovely light and airy dual aspect lounge with opening to the dining room, a separate reception room/study, and a well fitted kitchen/breakfast room which leads to the utility room. The first floor consists of four double bedrooms including the master en-suite and the family bathroom. Outside, ample parking is afforded via the hardstand and double garage, and there is a neat front lawn behind the hedgerow. To the rear there is an immaculately tended garden with patio area, well stocked borders and a lovely Summerhouse.





HALLWAY

WC

LOUNGE 21' 3" x 11' 8" (6.48m x 3.56m)

DINING ROOM 9' 3" x 9' 2" (2.82m x 2.79m)

STUDY/BEDROOM FIVE 8' 5" x 7' 10" (2.57m x 2.39m)

KITCHEN/BREAKFAST ROOM 16' 10" x 12' 2" (5.13m x 3.71m)

UTILITY ROOM 11' 2" x 7' 2" (3.4m x 2.18m)

DOUBLE GARAGE 16' 10" x 16' 8" (5.13m x 5.08m)

LANDING

BEDROOM ONE 12' x 11' 8" (3.66m x 3.56m)

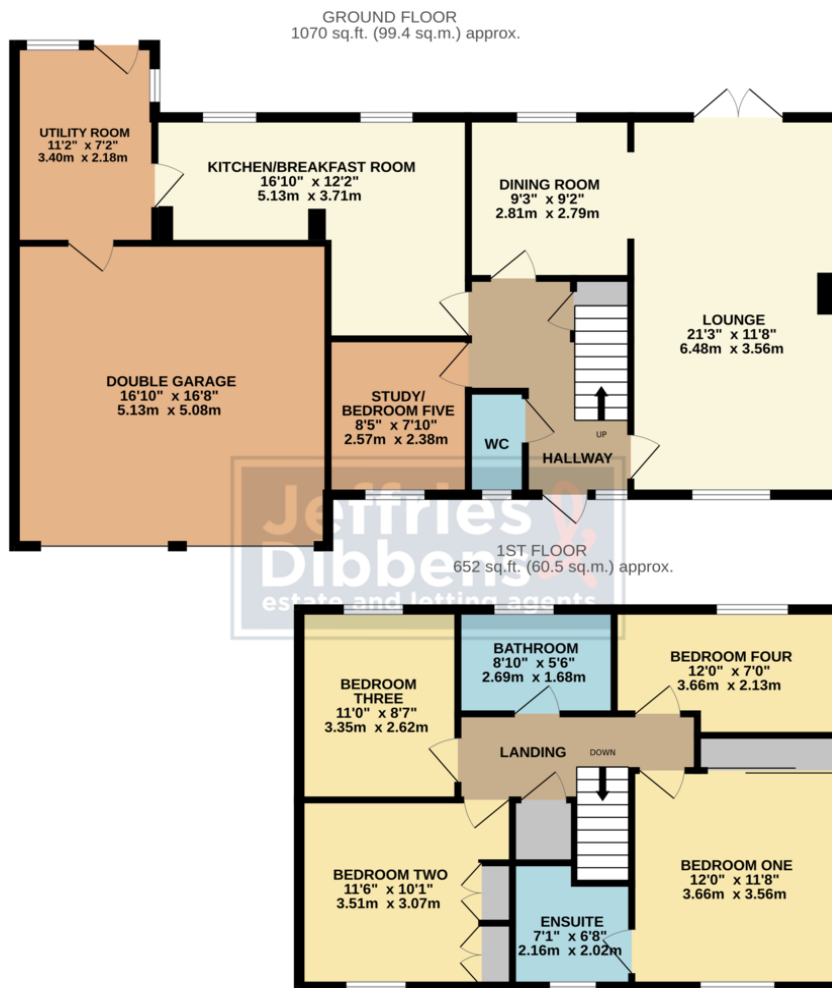
ENSUITE 7' 1" x 6' 8" (2.16m x 2.03m)

BEDROOM TWO 11' 6" x 10' 1" (3.51m x 3.07m)

BEDROOM THREE 11' x 8' 7" (3.35m x 2.62m)

BEDROOM FOUR 12' x 7' (3.66m x 2.13m)

BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m)



TOTAL FLOOR AREA: 1722 sq.ft. (159.9 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.

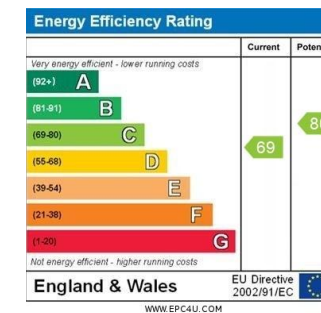
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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