

£520,000
Victoria Road
Hayling Island, PO11 0LU

PROPERTY SUMMARY

Situated in a well regarded location at the end of a quiet, private drive in North Hayling, this lovely detached bungalow would make an ideal purchase for all discerning buyers! The property, which offers spacious living accommodation is neutrally decorated and comprises a dual aspect lounge, with patio doors to a good sized conservatory and access to the dining room, a fitted kitchen, two bedrooms including a master en-suite and a family bathroom. Outside ample parking is afforded via the large block paved hardstanding which leads to the double garage with electric roller doors. To the rear there is a private enclosed garden which is mainly laid to lawn. No Forward Chain.

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HALLWAY

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

ENSUITE 6' 9" x 5' 8" (2.06m x 1.73m)

BEDROOM TWO 11' 7" x 8' 10" (3.53m x 2.69m)

BATHROOM 6' 1" x 5' 9" (1.85m x 1.75m)

KITCHEN 11' 6" x 9' 1" (3.51m x 2.77m)

LOUNGE 17' 11" x 11' 7" (5.46m x 3.53m)

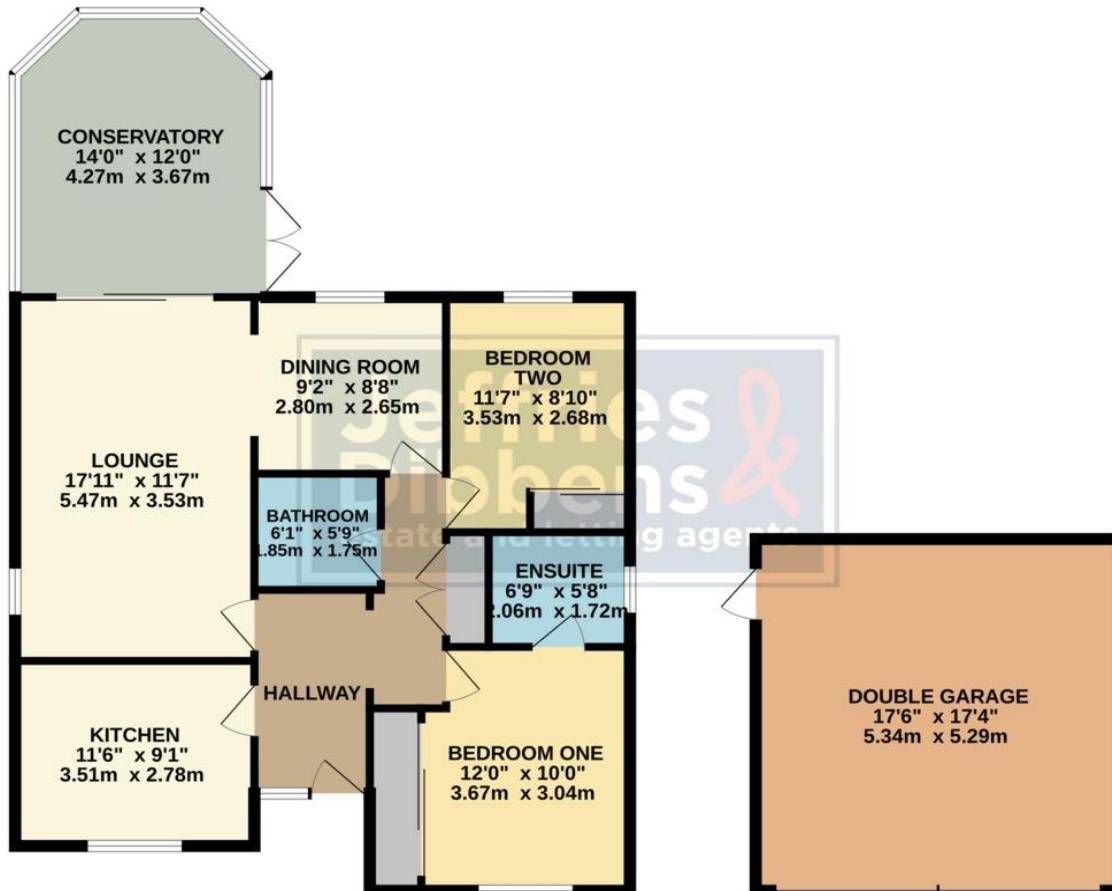
DINING ROOM 9' 2" x 8' 8" (2.79m x 2.64m)

CONSERVATORY 14' x 12' (4.27m x 3.66m)

DOUBLE GARAGE 17' 6" x 17' 4" (5.33m x 5.28m)



GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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 fixtures mentioned 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(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.

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.