

£440,000

28 St. Margarets Road

Hayling Island, PO11 9BP

PROPERTY SUMMARY

A fantastic opportunity has been presented with the availability of this lovely detached bungalow which comes with no forward chain. The property's pleasant façade belies the spacious interior accommodation, which comprises an entrance porch leading to the hall, cloakroom, lounge, four bedrooms, shower room and the rear extension consisting of the kitchen and dining room. Outside there is ample parking via the block paved hardstand and a shared driveway which leads to the garage. Side pedestrian access leads to the wonderfully large rear garden with a large patio and an expansive lawn. The property is situated at the end of a quiet cul-de-sac, located only a quarter of a mile or so from Mengham village with its good selection of shops and just over half a mile away from Hayling Islands seafront.





ENTRANCE PORCH

HALL

WC

LOUNGE 20' 3" x 13' 11" (6.17m x 4.24m)

BEDROOM THREE 11' 9" x 7' 7" (3.58m x 2.31m)

HALL

SHOWER ROOM

BEDROOM FOUR 10' 5" x 7' 2" (3.18m x 2.18m)

BEDROOM ONE 12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM TWO 10' 2" x 7' 7" (3.1m x 2.31m)

WALK IN WARDROBE

DINING ROOM 13' 4" x 12' 1" (4.06m x 3.68m)

KITCHEN/BREAKFAST ROOM 14' x 9' 7"
(4.27m x 2.92m)

GARAGE



GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



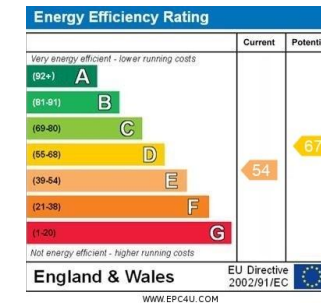
TOTAL FLOOR AREA: 1152 sq.ft. (107.1 sq.m.) approx.

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.

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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