



£595,000

45 St. Leonards Avenue

Hayling Island, PO11 9BN

PROPERTY SUMMARY

This spacious detached house is located on the west side of St. Leonards Avenue, a tree-lined street conveniently close to local schools and Mengham village, which offers a great range of amenities including shops, doctors, and dentists. The generous living space features a lovely sized entertaining area comprising a large kitchen/dining room which leads to the conservatory, a double-aspect lounge with an adjoining study, a second reception room, utility area, and a ground-floor shower room. Upstairs, there are four double bedrooms and a family bathroom. Outside, you'll find an integrated garage, plenty of off-road parking, and a large west-facing lawned garden with a patio and Summer House.

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HALL

LOUNGE 20' 3" x 12' 10" (6.17m x 3.91m)

STUDY 9' 5" x 5' 8" (2.87m x 1.73m)

BEDROOM/RECEPTION ROOM 13' x 9' (3.96m x 2.74m)

UTILITY ROOM 10' x 4' 4" (3.05m x 1.32m)

SHOWER ROOM 10' 6" x 6' 2" (3.2m x 1.88m)

DINING ROOM 16' 9" x 11' 2" (5.11m x 3.4m)

KITCHEN 17' 8" x 11' 2" (5.38m x 3.4m)

GARAGE 22' x 13' 5" (6.71m x 4.09m)

CONSERVATORY 13' 3" x 11' 9" (4.04m x 3.58m)

LANDING

EAVES STORAGE

BEDROOM ONE 13' 7" x 11' 1" (4.14m x 3.38m)

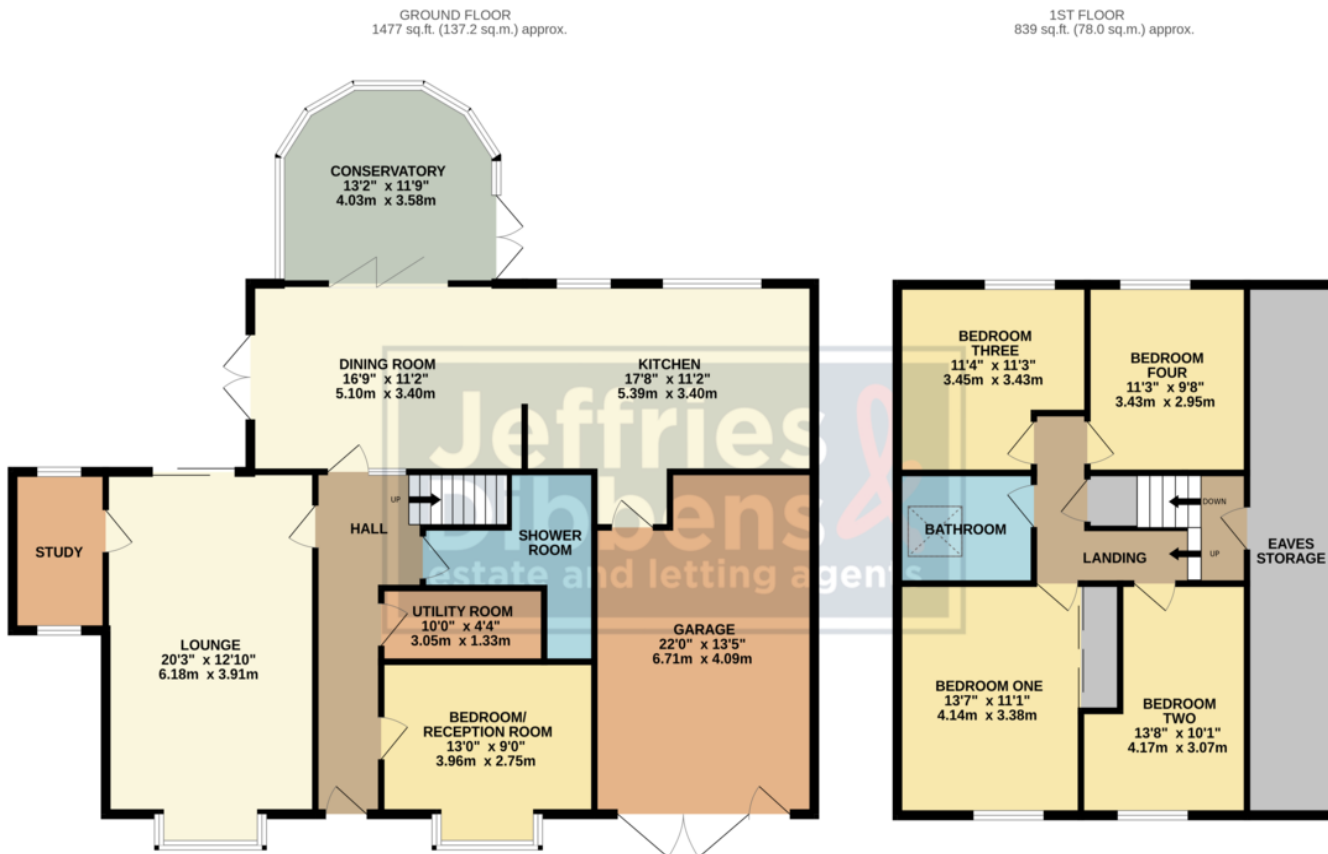
BEDROOM TWO 13' 8" x 10' 1" (4.17m x 3.07m)

BEDROOM THREE 11' 4" x 11' 3" (3.45m x 3.43m)

BEDROOM FOUR 11' 3" x 9' 8" (3.43m x 2.95m)

BATHROOM 8' x 7' (2.44m x 2.13m)





TOTAL FLOOR AREA : 2316 sq.ft. (215.2 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

EPC TO FOLLOW

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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