

£415,000
32a Southwood Road
Hayling Island, PO11 9QE

PROPERTY SUMMARY

Located around the corner from the seafront, this beautifully presented four bedroom town house benefits from a comprehensive scheme of modernisation under current ownership including decorating, carpets, radiators, windows and doors, WC (3 in total), the bathroom suite and shower room and a new electric garage door. The ground floor comprises a welcoming hallway, WC and the fourth bedroom, a half landing leads to the master bedroom with extensive fitted wardrobes and a dressing area, a stylish shower room and internal access to the spacious garage. The first floor landing leads to two further bedrooms, both with built in storage, a family bathroom suite, fitted kitchen and dining room leading out to the South facing balcony. The top floor is a wonderful lounge flooded with light from the new dual aspect Velux windows with views towards both the sea and the South Downs, there is also ample eaves storage. Externally there is ample off road parking offered via driveways both to the front and rear. An internal viewing is essential to truly appreciate the size and quality of accommodation on offer.





ENTRANCE HALL

WC

BEDROOM FOUR 11' 10" x 7' 3" (3.61m x 2.21m)

BEDROOM ONE 20' 11" x 11' 6" (6.38m x 3.51m)

SHOWER ROOM

GARAGE 19' x 9' 10" (5.79m x 3m)

LANDING

BEDROOM TWO 12' x 11' 2" (3.66m x 3.4m)

BEDROOM THREE 8' 9" x 8' 4" (2.67m x 2.54m)

BATHROOM

DINING ROOM 13' 1" x 11' 2" (3.99m x 3.4m)

BALCONY

KITCHEN 13' 1" x 8' 6" (3.99m x 2.59m)

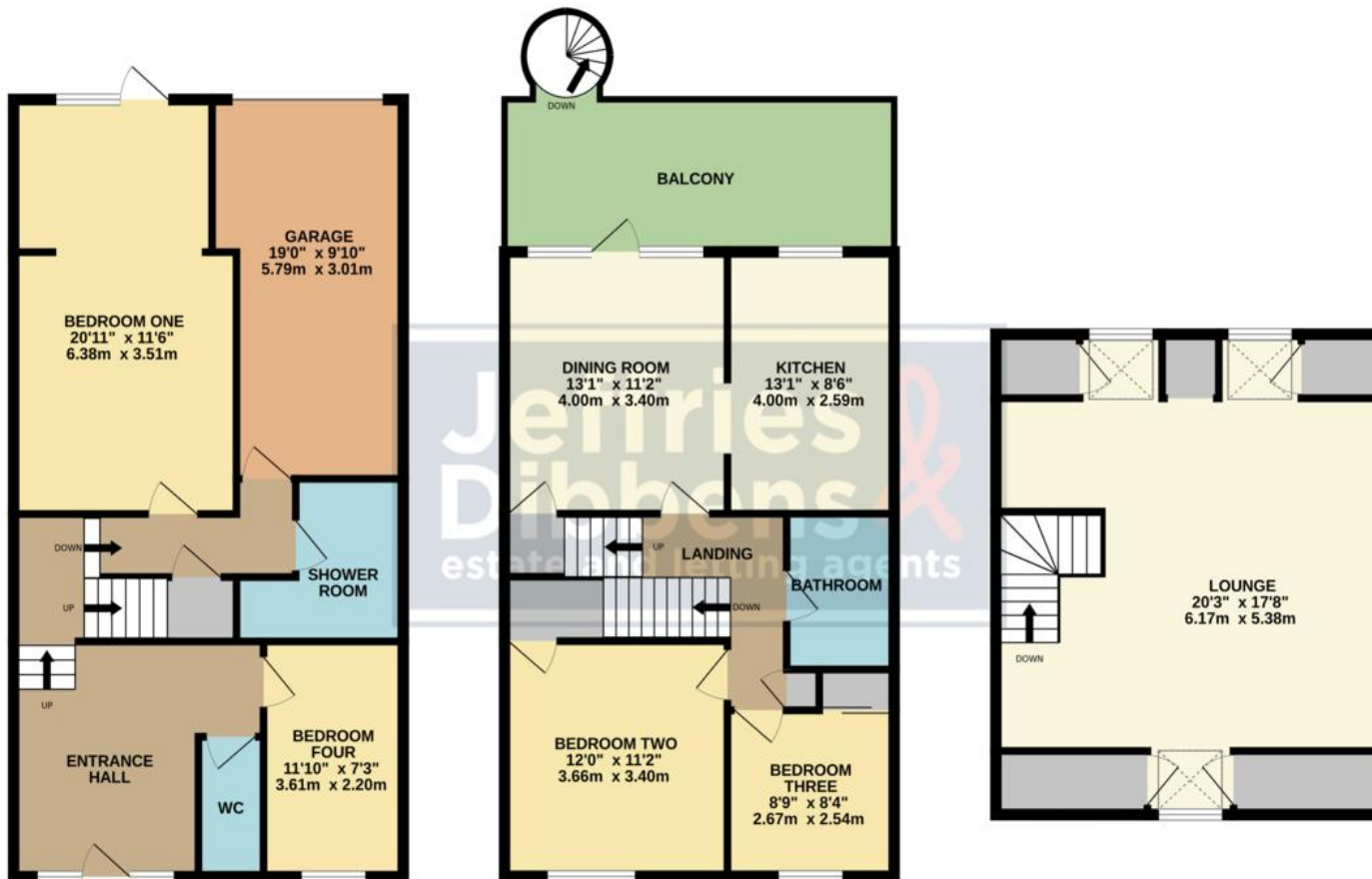
LOUNGE 20' 3" x 17' 8" (6.17m x 5.38m)



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.

2ND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1897 sq.ft. (176.2 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.

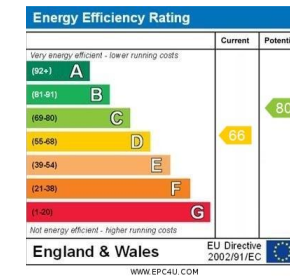
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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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