

OFFERS IN EXCESS OF

£350,000

22 Blackthorn Road

Hayling Island, PO11 9NY

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this beautifully presented three bedroom end of terrace property, located in a popular residential road in South Hayling. The property has been greatly enhanced by the current owners and remedial work carried out has included the installation of a gas central heating system with Worcester boiler, quality log burner, fitted kitchen with soft close cupboards and drawers, installation of a quality bathroom suite and the landscaping to front and rear gardens providing ample off road parking. There are also useful outbuildings with a cloakroom and utility. With its contemporary, open plan ground floor layout and stylish décor this property would make an ideal young family home and we would strongly recommend an internal inspection to fully appreciate the quality on offer, in this lovely home.





PORCH

LOUNGE 18' 5" x 13' 6" (5.61m x 4.11m)

KITCHEN/DINER 18' 5" x 10' 4" (5.61m x 3.15m)

UTILITY

WC

LANDING

BEDROOM ONE 11' x 9' 5" (3.35m x 2.87m)

BEDROOM TWO 12' 2" x 9' 11" (3.71m x 3.02m)

BEDROOM THREE 8' 8" x 8' (2.64m x 2.44m)

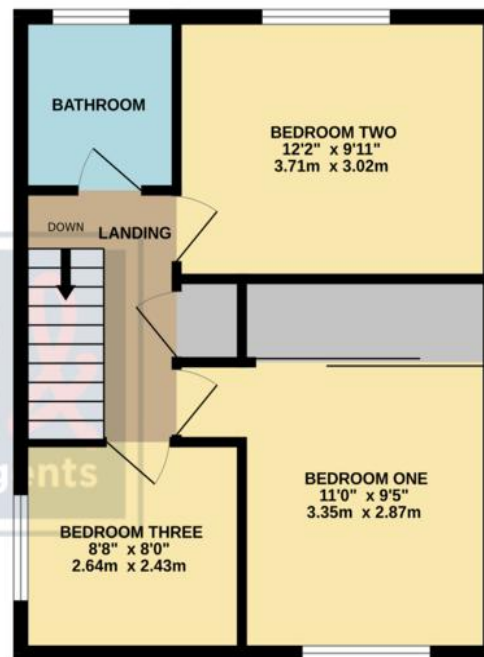
BATHROOM



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

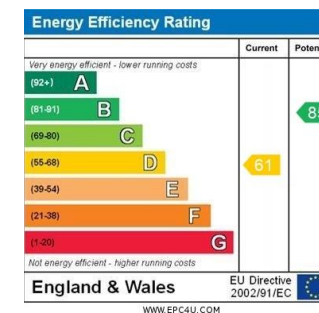
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and 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 C

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.

**Jeffries
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estate and letting agents

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