



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.

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## 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)**

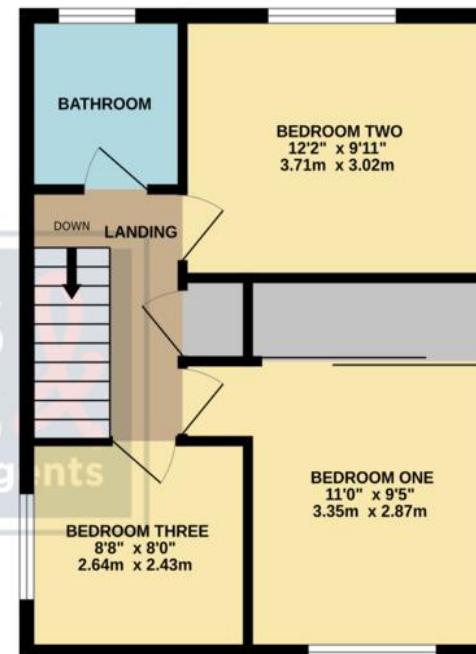
## BATHROOM



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.

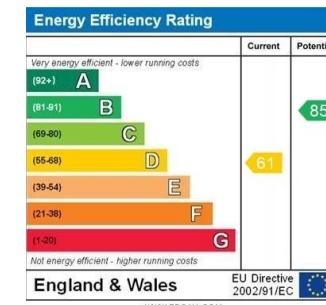
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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