



GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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16 Bacon Lane

Hayling Island PO11 0DN

Price: £660,000

DESCRIPTION

Situated on one of Hayling's premier tree lined lanes, you will come across this spacious FOUR bedroom detached family residence. On arriving at the property you will notice that there is plenty of parking on the drive as well as a DOUBLE GARAGE. Internally, the property downstairs boasts a modern fitted kitchen with space for a dining table. The generous sized lounge opens out into a splendid double glazed conservatory that overlooks your low maintenance rear garden. There are two additional receptions rooms which could be utilised as a more formal dining room and a study. There's also a handy downstairs cloakroom. Upstairs you will find four double bedrooms (all with fitted wardrobes) for the growing family and the master bedrooms offers a luxurious en-suite shower room. The property also benefits from a modern four piece family bathroom. Additional benefits include double glazing and gas central heating. On leaving the property you are ideally situated to enjoy the benefit of living so close to the beach as well as the facilities of West Town Park.

ACCOMMODATION

ENTRANCE HALL

DINING ROOM: 9' 8" x 9' 6" (2.94m x 2.89m)

LOUNGE: 17' 7" x 11' 9" (5.36m x 3.58m)

CONSERVATORY: 15' 3" x 14' 1" (4.64m x 4.29m)

KITCHEN/BREAKFAST ROOM: 13' 4" x 13' 7" narrowing to 8'6" (4.06m x 4.14m)

UTILITY ROOM: 7' 1" x 5' 1" (2.16m x 1.55m)

STUDY: 9' 6" x 7' 1" (2.89m x 2.16m)

WC



FIRST FLOOR LANDING

BEDROOM 1: 11' 4" x 11' 3" (3.45m x 3.43m)

EN-SUITE: 6' 2" x 6' 9" Narrowing to 4'2" (1.88m x 2.06m)

BEDROOM 2: 12' 0" x 9' 2" (3.65m x 2.79m)

BEDROOM 3: 11' 5" x 9' 7" (3.48m x 2.92m)

BEDROOM 4: 8' 7" x 7' 9" (2.61m x 2.36m)

BATHROOM: 10' 8" x 6' 0" (3.25m x 1.83m)

OUTSIDE

DOUBLE GARAGE: 17'7" X 16'4"

DRIVEWAY

REAR GARDEN

