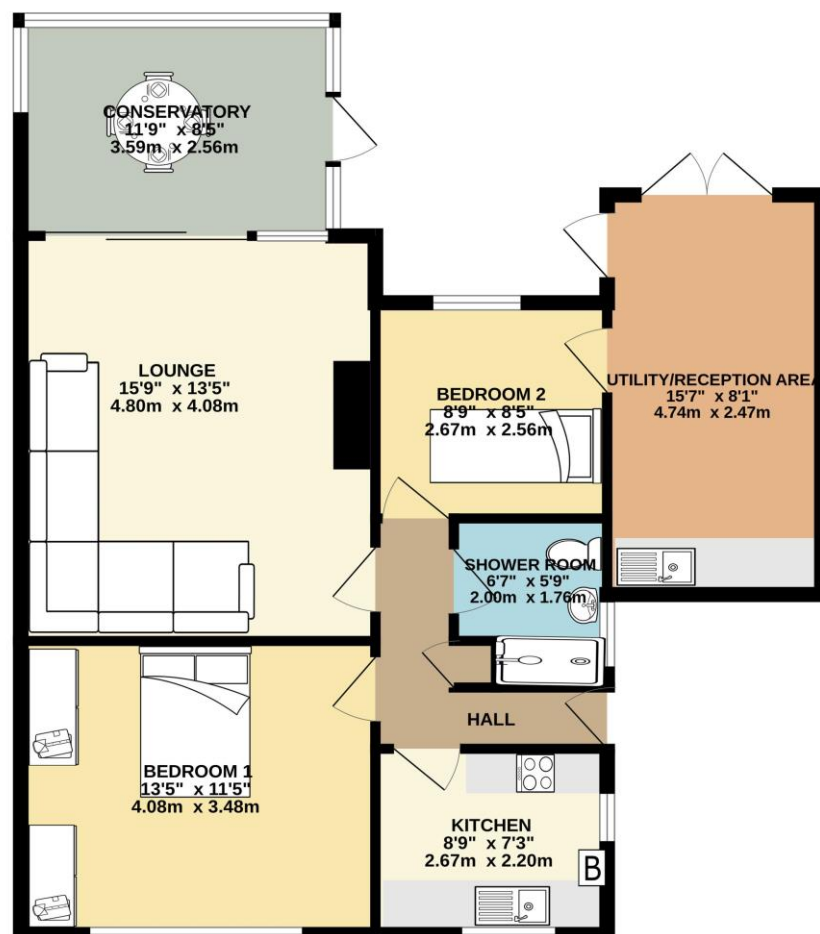




GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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# Greenside, Manor Road

Hayling Island, Hampshire PO11 0QU

**Price: £435,000**

## DESCRIPTION

Wainwright Estates are pleased to offer to the sales market, this extremely well presented, two bedroom DETACHED bungalow situated in a convenient, central Hayling location. Internally the property offers a modern fitted kitchen to the front, a spacious lounge to the rear leading onto a conservatory which overlooks the picturesque rear garden. There's also a generous sized main bedroom, a modern fitted shower room and an additional bedroom with access to the former garage, which is now being used as another reception room with utility area. Outside you can enjoy the pretty and private rear garden, an ideal place to sit and relax. There's a driveway providing ample parking to the front. Additional benefits come in the form of double glazing, gas central heating (new boiler fitted in 2023) a boarded loft with pull down ladder and the property is being offered with no forward chain. On leaving the property you are just a short distance to 'Lidle' supermarket, a bus stop, West Town village and the beach. Internal viewing highly recommended.

## ACCOMMODATION

### ENTRANCE HALL

KITCHEN: 8' 9" x 7' 3" (2.66m x 2.21m)

BEDROOM 1: 13' 6" x 11' 5" (4.11m x 3.48m)

LOUNGE: 15' 9" x 13' 6" (4.80m x 4.11m)

CONSERVATORY: 11' 0" x 8' 5" (3.35m x 2.56m)

SHOWER ROOM: 6' 7" x 5' 7" (2.01m x 1.70m)

BEDROOM 2: 8' 8" x 8' 5" (2.64m x 2.56m)

RECEPTION/UTILITY (FORMALLY THE GARAGE): 15' 6" x 8' 6" (4.72m x 2.59m)



## OUTSIDE

REAR GARDEN

OFF ROAD PARKING

## USEFUL INFORMATION

Tenure - Freehold

Council Tax - Havant Borough Council Band C

EPC - TBC

