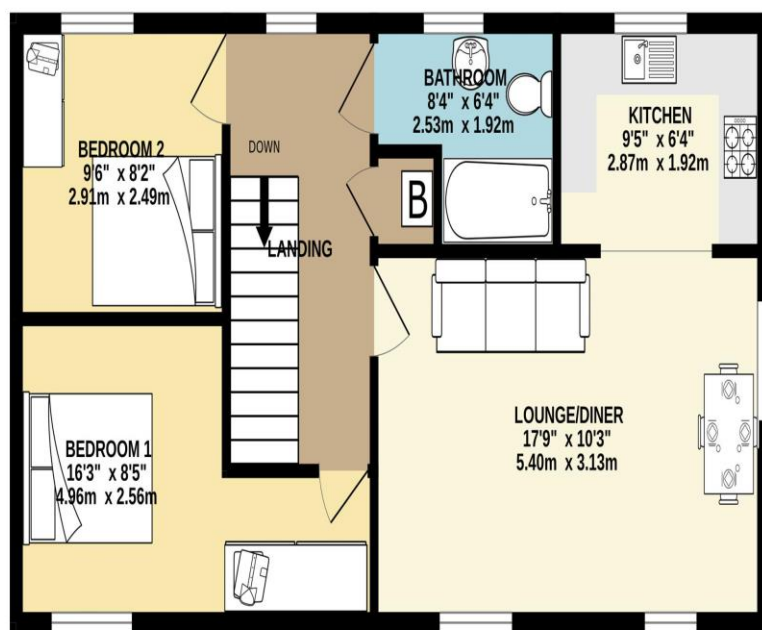
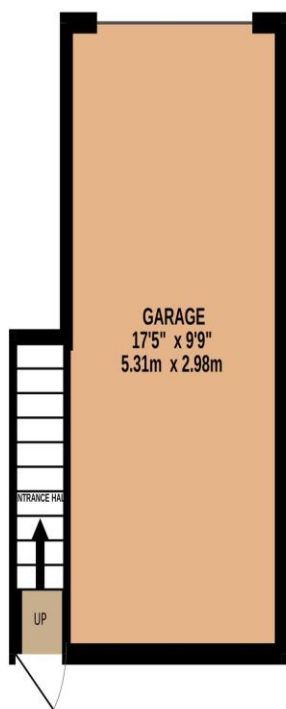




GROUND FLOOR
190 sq.ft. (17.7 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 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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Energy performance certificate (EPC)

53 LITTLE HACKETS HAYANT PO9 5AU	Energy rating C	Valid until: 14 October 2030
Certificate number: 5400-2320-7009-1695-1292		

Property type: Top-floor flat
Total floor area: 56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

53 Little Hackets

Havant PO9 5AU

Price: £197,500

DESCRIPTION

Highly sought after and rarely available this well presented TWO DOUBLE Bedroom coach house is located in a small development within leigh park, Havant. This FREEHOLD property has been redecorated by the current owners and offers spacious accommodation comprising of a fitted kitchen opening out into your dual aspect lounge/diner. There are two double bedrooms and generous sized bathroom. The property also has the added bonus of an accessible loft space for additional storage. Additional benefits come in the form of double glazing, gas central heating (with HIVE system) your own private front door and a garage with power and lighting. An internal viewing is highly recommended for this property and would ideally suit a first time buyer or potential investment opportunity.

ACCOMMODATION

PRIVATE ENTRANCE

Stairs leading to first floor.

FIRST FLOOR

LOUNGE/DINER: 17' 9" x 10' 3" (5.41m x 3.12m)

KITCHEN: 8' 7" x 6' 4" (2.61m x 1.93m)

BEDROOM 1: 16' 3" Narrowing to 9'7" x 8' 5" Narrowing to 4'4" (4.95m x 2.56m)

BEDROOM 2: 9' 7" x 8' 2" (2.92m x 2.49m)



BATHROOM: 8' 4" x 6' 4" (2.54m x 1.93m)

OUTSIDE

GARAGE: 17' 5" x 9' 9" (5.30m x 2.97m)
Power & Light.

ESTATE FEE

Approximately £22 per month.

