



GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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.
Made with Metroplex v2021

Energy performance certificate (EPC)			
20 Havant Road HAYLING ISLAND PO11 0PX	Energy rating D	Valid until:	29 March 2033
		Certificate number:	3037-3527-3200-0461-5226
Property type		Detached bungalow	
Total floor area		128 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 D. It has the potential to be C.

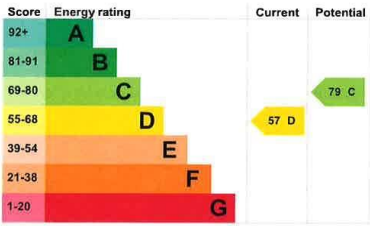
[See how to improve this property's energy efficiency.](#)

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



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20 Havant Road

Hayling Island PO11 0PX

Offers Over: £600,000

DESCRIPTION

Situated on a generous sized plot with extension or development potential (subject to planning) you will find this three double bedroom, detached bungalow situated on Havant Road, Hayling Island just a short walk to the local schools. Internally the property comprises of a spacious lounge with log burner, a spacious kitchen/breakfast room, separate utility room, bathroom, additional WC and three double bedrooms. Outside there's a rear garden, ample off road parking to the front and side, a garage, shed and a generous sized side plot. Additional benefits include double glazing, electric heating and the property is being offered with no forward chain. Internal viewing of the property and the size of the plot is highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 19' 3" x 14' 6" (5.86m x 4.42m)

KITCHEN/BREAKFAST ROOM: 14' 6" x 14' 4" (4.42m x 4.37m)

UTILITY ROOM: 8' 4" x 6' 9" (2.54m x 2.06m)

BATHROOM

WC

BEDROOM 1: 16' 0" x 11' 8" (4.87m x 3.55m)

BEDROOM 2: 15' 8" x 11' 6" (4.77m x 3.50m)

BEDROOM 3: 16' 0" x 12' 9" (4.87m x 3.88m)



OUTSIDE

REAR GARDEN

GARAGE

OFF ROAD PARKING

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND E

