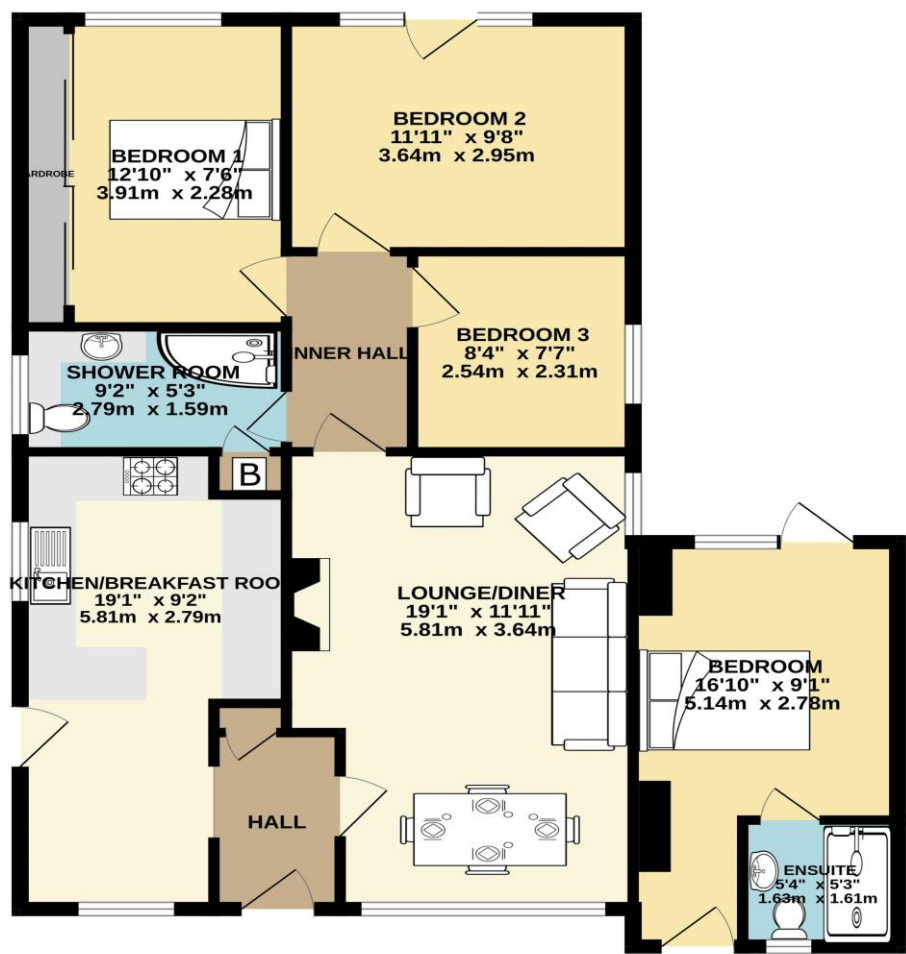




GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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9 Beech Grove  
Hayling Island PO11 9DP

Price: £450,000

DESCRIPTION

Situated in a popular 'Central Hayling' location, you will find this four bedroom, detached bungalow. The current owner has made lots of improvements to this bungalow over the past seven years and it now offers a modern 19' kitchen/breakfast room, 19' lounge/diner, a modern fitted shower room, bedroom one with wall to wall fitted wardrobes, bedroom two with access to the rear garden and bedroom three/office. The garage has also been converted and now offers a bright and airy self contained bedroom with modern en-suite shower room. Outside there's a large front garden and driveway and an enclosed rear garden with two sheds. Additional benefits include double glazing and gas central heating. On leaving the property you can take the short walk to the co-op, bus routes, tournerbury golf course with cafe and lots of other local amenities. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM: 19' 1" x 9' 2" Narrowing to 6'8" (5.81m x 2.79m)

LOUNGE/DINER: 19' 1" x 12' 4" Narrowing to 10'1" (5.81m x 3.76m)

BATHROOM: 9' 2" x 5' 3" (2.79m x 1.60m)

BEDROOM 1: 13' 0" x 8' 5" to front of wardrobes (3.96m x 2.56m)  
Built in wardrobes.

BEDROOM 2: 11' 1" x 9' 8" (3.38m x 2.94m)



BEDROOM 3: 8' 4" x 7' 8" (2.54m x 2.34m)

OUTSIDE

SELF CONTAINED BEDROOM: 11' 7" x 9' 1" (3.53m x 2.77m)

EN-SUITE SHOWER ROOM: 5' 4" x 5' 3" (1.62m x 1.60m)

REAR GARDEN  
Two sheds.

FRONT GARDEN & DRIVEWAY

