



Haven Road, Hayling Island PO11 9QX

welcome to

Haven Road, Hayling Island

- Detached Bungalow
- Four Bedrooms
- Corner Plot
- Modern Fitted Kitchen/Diner
- Close Proximity to Seafront

Tenure: Freehold EPC Rating: F

£340,000

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Property Ref:

WLV107210 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance

Via front door, into lounge.

Lounge

16' 8" x 15' 4" (5.08m x 4.67m)
Double glazed entrance door, smooth ceiling with spotlights, smooth walls, tiled floor, radiator. Doors to:

Bedroom

11' 9" x 7' 5" (3.58m x 2.26m)
Double glazed window, smooth ceiling with spotlights, smooth walls, laminate floor, radiator.

Bedroom

12' x 7' 4" (3.66m x 2.24m)
Double glazed window, smooth ceiling with spotlights, smooth walls, carpet flooring, radiator.

Kitchen / Diner

21' 4" x 15' 1" (6.50m x 4.60m)
Double glazed windows and doors to dual aspect, smooth ceiling with spotlights, smooth walls. Modern fitted kitchen comprising wall and base units with contrasting work surface over, incorporating single drainer sink unit with mixer tap over. Five ring gas Range Master, integral fridge/freezer and dishwasher, space and plumbing for appliances. Hard wood flooring, breakfast bar. Open plan layout with space for table and chairs.

Bathroom

12' 2" x 4' (3.71m x 1.22m)
Double glazed window, smooth ceiling with spotlights, smooth walls tiled to principal areas. Modern fitted four piece bathroom suite comprising a shower cubicle, corner bath with mixer tap and shower attachment, wash hand basin with mixer tap and low level WC with push button flush both set over vanity unit. Radiator, tiled floor.

Bedroom

10' 4" x 7' 3" (3.15m x 2.21m)
Double glazed window, smooth ceiling with spotlights, smooth walls, hard wood flooring, radiator.

Bedroom

10' 4" x 7' 4" (3.15m x 2.24m)
Double glazed window, smooth ceiling with spotlights, smooth walls, hard wood flooring, radiator.

Outside

To the outside of the property is a dropped kerb access to off road parking for several vehicles, laid to shingle. The garden is a wraparound garden, laid to lawn with patio and a pathway to the entrance.




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