



**Guide Price**  
**£525,000**

**Freehold**

3x  1x  1x 

**St. Mary's Road, Hayling  
Island, Hampshire, PO11**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented decor throughout this stunning home
- Requested location within walking distance to Hayling seafront
- Sunroom with the added benefit of a newly fitted thermal roof (2022)
- Large established rear garden
- Views of open fields to the rear
- Off road parking for multiple cars

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Bedroom 3: 12'9 x 9'9 (3.89m x 2.97m)

Bathroom

Kitchen: 12'1 x 9'8 (3.69m x 2.95m)

Lounge: 16'7 x 13'1 (5.06m x 3.99m)

Sun Room: 24'4 x 11'2 (7.42m x 3.41m)

Bedroom 2: 13'9 x 10'1 (4.19m x 3.08m)

Bedroom 1: 16'3 x 10'4 (4.96m x 3.15m)

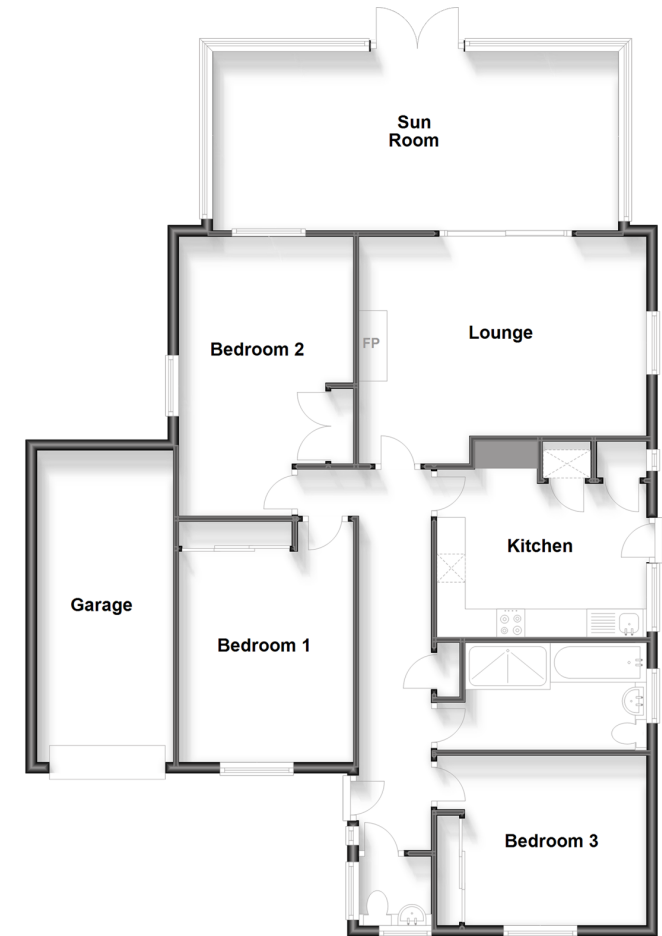
### OUTSIDE

Front and Rear Garden

Garage and Driveway

### Ground Floor

Approx. 130.3 sq. metres (1402.6 sq. feet)



Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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