

Asking Price £435,000

Hayling Island, PO11



2

Bedrooms



2

Bathrooms



2

Receptions



The property requires modernisation and has the scope to extend and improve throughout (subject to planning) and briefly comprises;

Lounge, dining room with french doors to rear garden. Kitchen/breakfast room with door to utility room. Ground floor bathroom and integrated single garage/workshop.

On the first floor there are two double bedrooms, one with en suite bathroom.

Gas heating.

There is off road parking to the front and rear garden with lawn, borders, trees and shrubs.

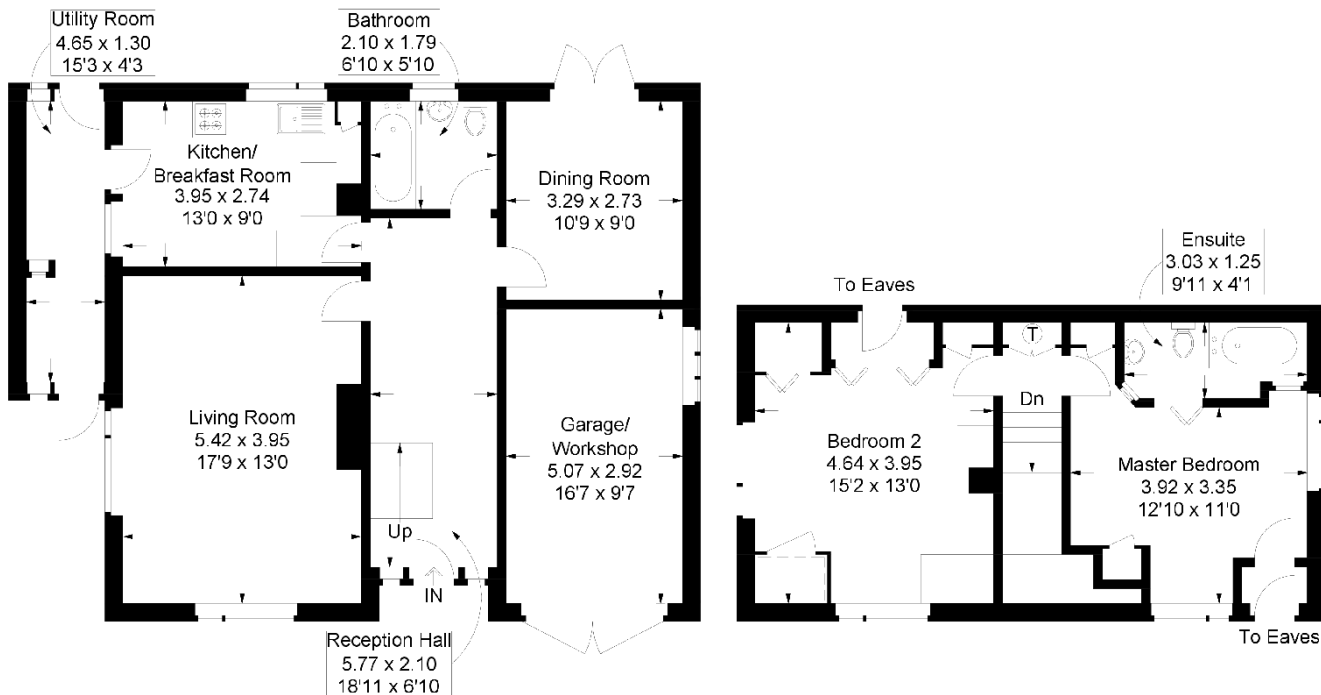
Bound Lane, Hayling Island

Approximate Gross Internal Area = 126.3 sq m / 1360 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.8 sq m / 8 sq ft

Total = 127.1 sq m / 1368 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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