

Asking Price £435,000

Hayling Island, PO11



4

Bedrooms



2

Bathrooms



2

Receptions



A Detached, 4 Bedroom, 2 bathroom, 2 reception house situated close to the Seafront at South Hayling, a short walk to Eastoke Shops and amenities.

The property has entrance porch leading to Hallway with spacious lounge/dining room leading to modern fitted kitchen with electric oven and hob. 2 ground floor bedrooms, family bathroom, utility room and Garden room. On the first floor there are two further bedrooms and a shower room. Attached garage/workshop.

Situated on a corner plot, there is a sunny, walled, south facing garden area. Off road driveway parking, pond, lawn, borders and mature shrubs.

Available now with NO ONWARD CHAIN.

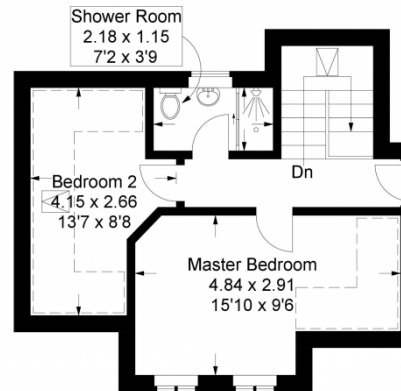
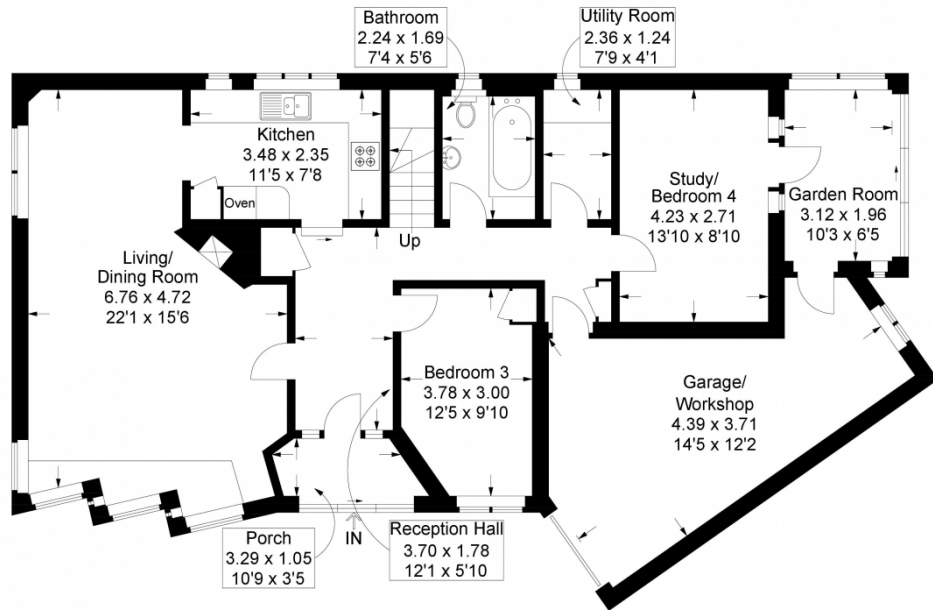
St Hermans Road, Hayling Island

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 7 sq m / 75 sq ft

Total = 149.9 sq m / 1613 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hayling Island, PO11

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.

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