



2

Bedrooms



1

Bathroom



2

Receptions



VERY WELL PRESENTED - VIEWING RECOMMENDED

Situated in a cul-de-sac at Sandy Point within walking distance of Sparkes Marina and Hayling Island Sailing Club and a short walk to the Seafront this 2 bedroom, 2 reception bungalow with landscaped gardens is ready to move in. The property has a modern fitted kitchen leading through to triple aspect sunny dining room with french doors to rear garden. There is a spacious lounge, Modern shower room. The garage has been converted (no building regs) but provides a cloakroom and currently set up as a gym.

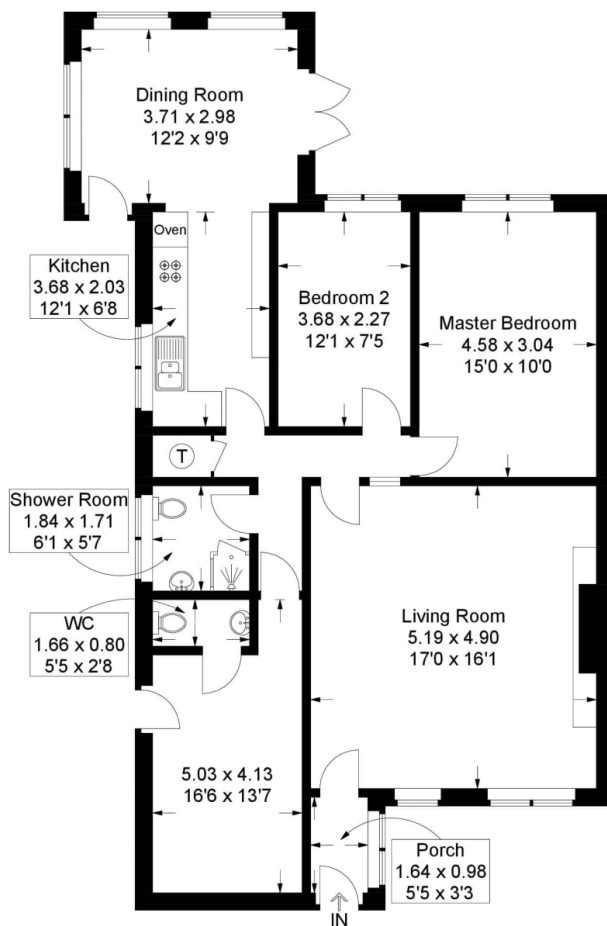
Engineered wood flooring to Lounge, Kitchen, Dining Room, Hall and Garage.

Outside to the front is off road parking for several vehicles and the south-westerly, sunny rear garden is landscaped with patios, lawn, seating areas, mature shrubs, paths and is fully enclosed with side pedestrian access.

Viewing is highly recommended.

Selsey Close, Hayling Island


Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



Ground Floor

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		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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