



5

Bedrooms



2

Bathrooms



2

Receptions



NO ONWARD CHAIN.

5 DOUBLE BEDROOMS

A very well presented and modernised, Detached, 5 double bedroom, 2 bathroom, 2 reception room chalet bungalow situated at East Hayling, a short walk to Sparkes Marina, Hayling Island Sailing Club and the Seafront.

On the ground floor the property has a modern fitted kitchen with gas hob, electric oven, integrated fridge/freezer, dishwasher, butlers sink and wine fridge and has door to side patio. Dining room with double doors through to lounge with double french doors to the large rear patio area and garden.

Master bedroom with french doors to rear patio. Two further double bedrooms and modern family bathroom.

On the first floor there are two further double aspect, double bedrooms and modern shower room.

Outside to the front is off road parking for several vehicles with side access.

To the rear there is a private, landscaped garden with raised borders, lawn and large patio areas ideal for entertaining.

A large (approx 70 Sq Ft) wooden workshop with attached store and two further wooden storage sheds.

NO ONWARD CHAIN

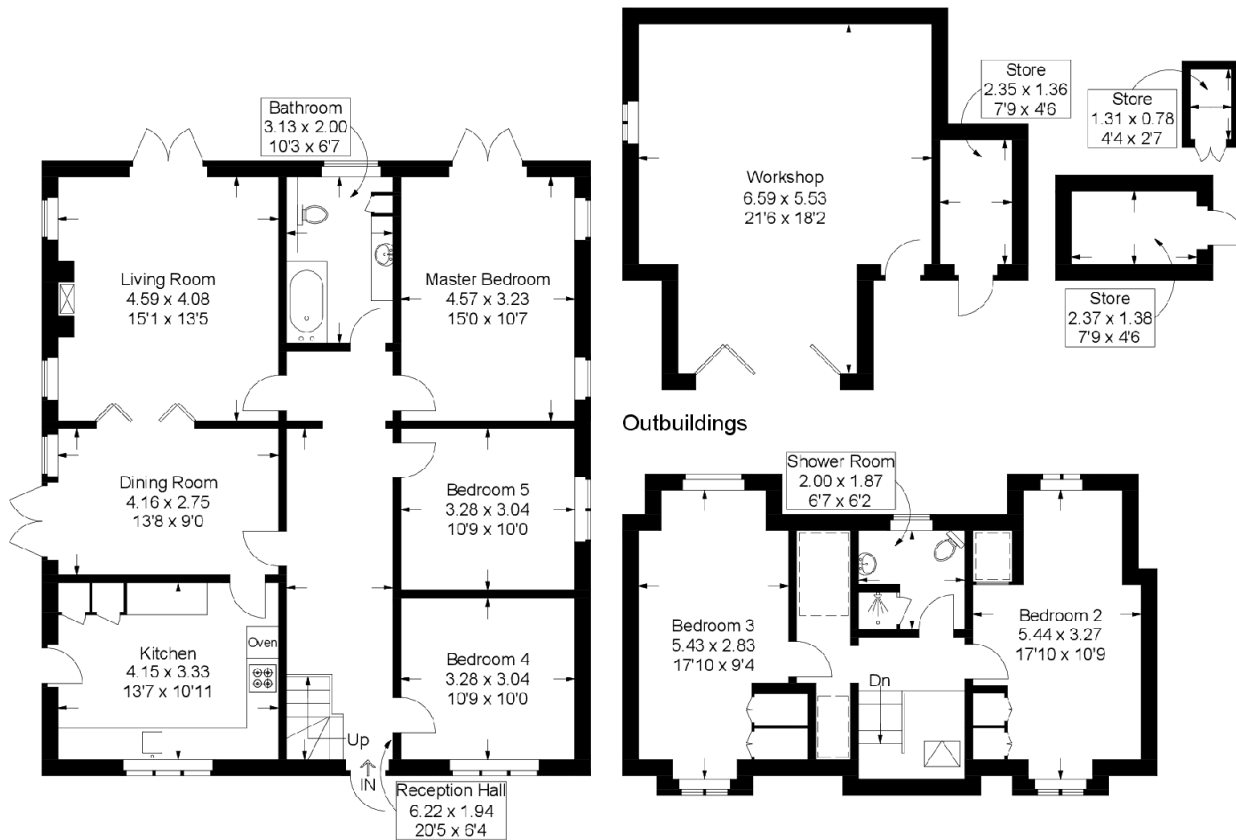
Viewing highly recommended to appreciate the abundance of accommodation this property has to give.

Haslemere Gardens, Hayling Island

Approximate Gross Internal Area = 153.1 sq m / 1646 sq ft

Outbuildings = 40.8 sq m / 439 sq ft

Total = 193.9 sq m / 2087 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

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		80
(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

Address: East Hayling Island