



3

Bedrooms



1

Bathroom



1

Receptions



A detached, 3 bedroom bungalow situated at East Hayling with walking distance of Hayling Island Sailing Club and Sparkes Marina and the shores of Chichester Harbour and Hayling Beach.

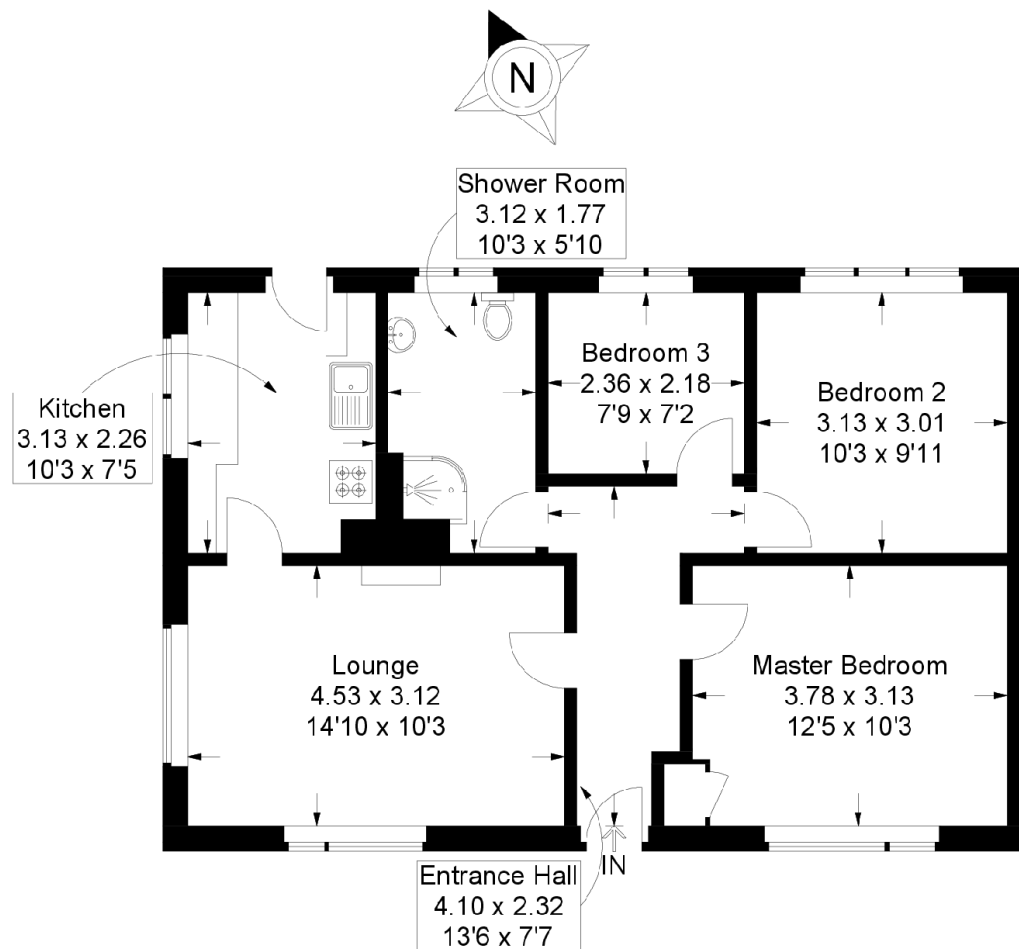
Situated on a good size plot the bungalow has driveway parking and path leading to the side and to the front door. Lounge leading to Modern, fitted kitchen with electric oven and hob. Double bedroom with fitted cupboard. Two further bedrooms and modern fitted shower room.

The property is newly decorated throughout with new flooring and is in move in condition. Gas heating and double glazing.

The rear garden is laid to lawn with mature fruit trees and shrubs.

Treloar Road, Hayling Island

Approximate Gross Internal Area = 63.6 sq m / 685 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		77
(55-68) D	58	
(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

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16, Mengham road, Hayling Island, Hampshire PO11 9BL

