

£440,000
19 Burwood Grove
Hayling Island, PO11 9DS

PROPERTY SUMMARY

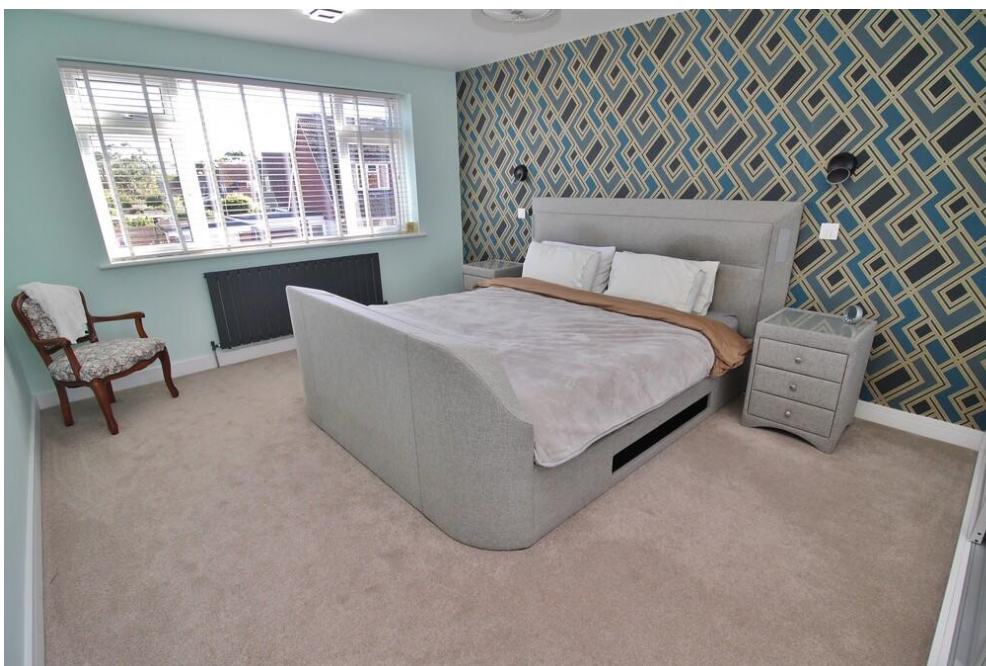
Offered with No Forward Chain, this spacious three bedroom detached family home benefits from ample off road parking and a low maintenance rear garden. The well presented accommodation comprises porch, hallway, large living room, modern fitted kitchen and dining room, ground floor WC and internal access to the garage. The first floor landing leads to three well proportioned double bedrooms, WC and a bathroom with free standing bath and separate shower cubicle. Conveniently located close to ample local amenities, including schools, shops and Tournurbury Golf Club. To arrange your viewing of this wonderful family home, please contact us at your earliest opportunity.

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PORCH

HALLWAY

LOUNGE 16' x 12' (4.88m x 3.66m)

DINING ROOM 12' x 9' 10" (3.66m x 3m)

KITCHEN 12' 4" x 9' 10" (3.76m x 3m)

WC

GARAGE 15' 9" x 9' 1" (4.8m x 2.77m)

LANDING

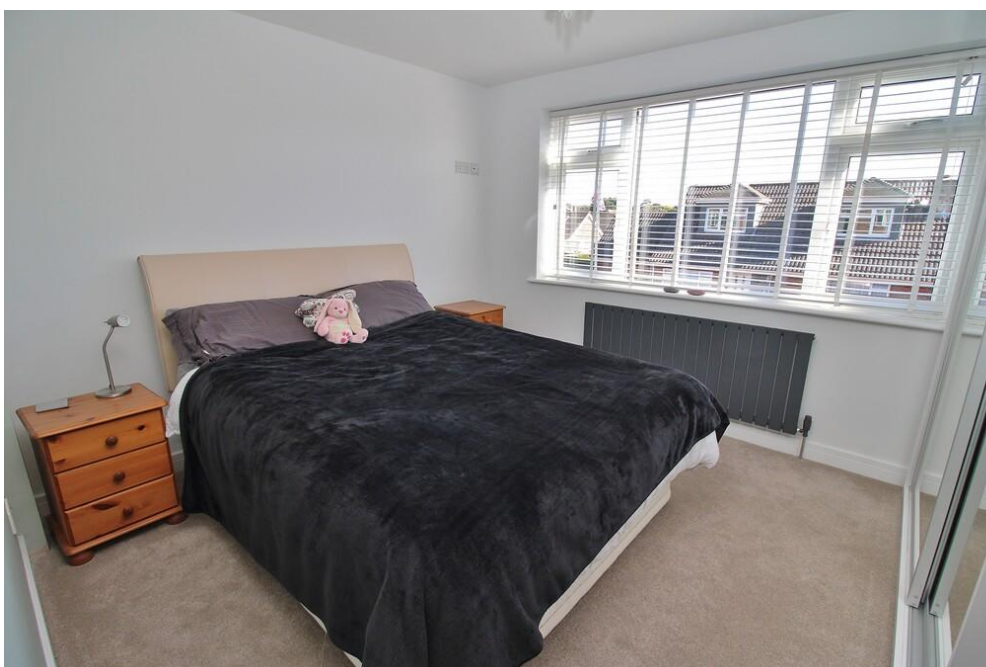
BEDROOM ONE 14' x 12' (4.27m x 3.66m)

BEDROOM TWO 12' 4" x 10' 4" (3.76m x 3.15m)

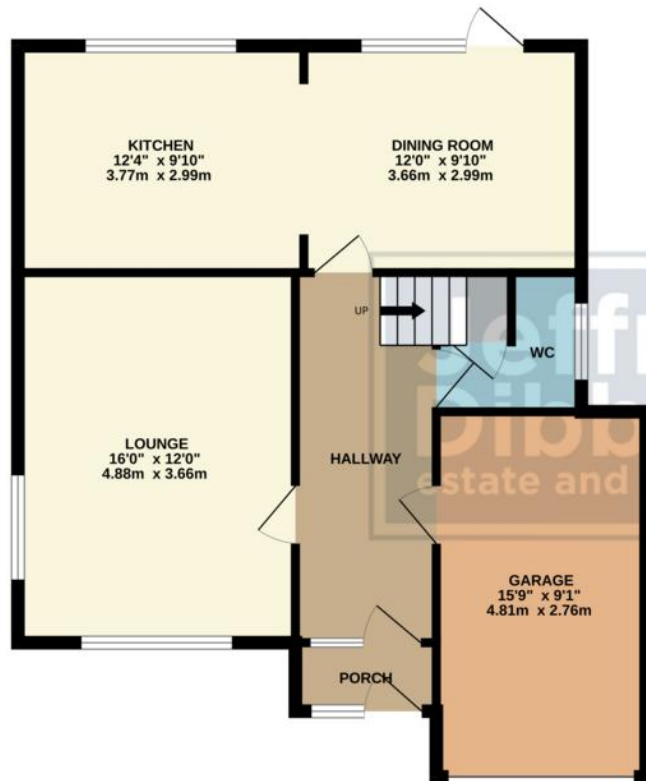
BEDROOM THREE 12' x 9' 10" (3.66m x 3m)

WC

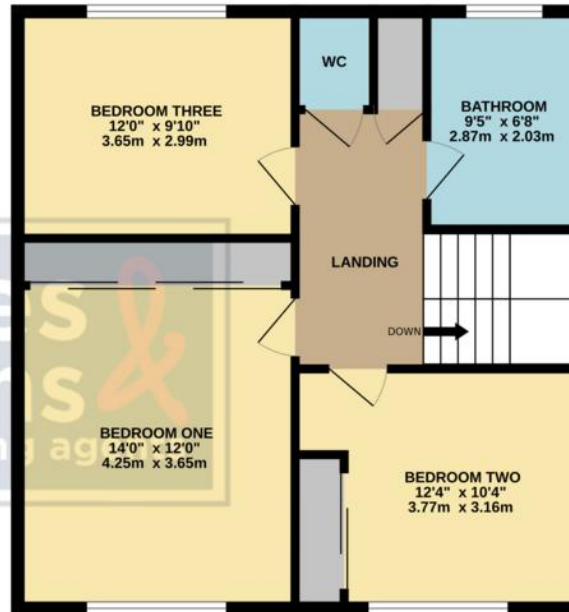
BATHROOM 9' 5" x 6' 8" (2.87m x 2.03m)



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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