



3

Bedrooms



1

Bathroom



1

Receptions



Situated in the ever popular St Thomas Avenue - this extended and modernised, detached bungalow on a good size plot with detached double garage is available now for early occupation.

The property has been well maintained and is in good condition comprising;

Hall with storage cupboards, Spacious lounge, modern kitchen/dining room with bifolds on to rear garden and door to side. Fitted with a range of units including electric oven and microwave and hob.

Utility room with plumbing for washing machine, sink and fitted units.

Cloakroom with Wc and basin.

Master bedroom with multiple fitted wardrobes. Bedrooms 2 and 3 both with fitted wardrobes.

Shower room.

To the front is off road parking for several vehicles with driveway leading to;

Detached double garage with light and power and electric roller door.

To the rear is a good sized enclosed garden with patio, lawn, vegetable plots, greenhouse, summerhouse and mature borders.

Gas heating via new combination boiler fitted in 2026.

Viewing is highly recommended to appreciate the accommodation on offer.

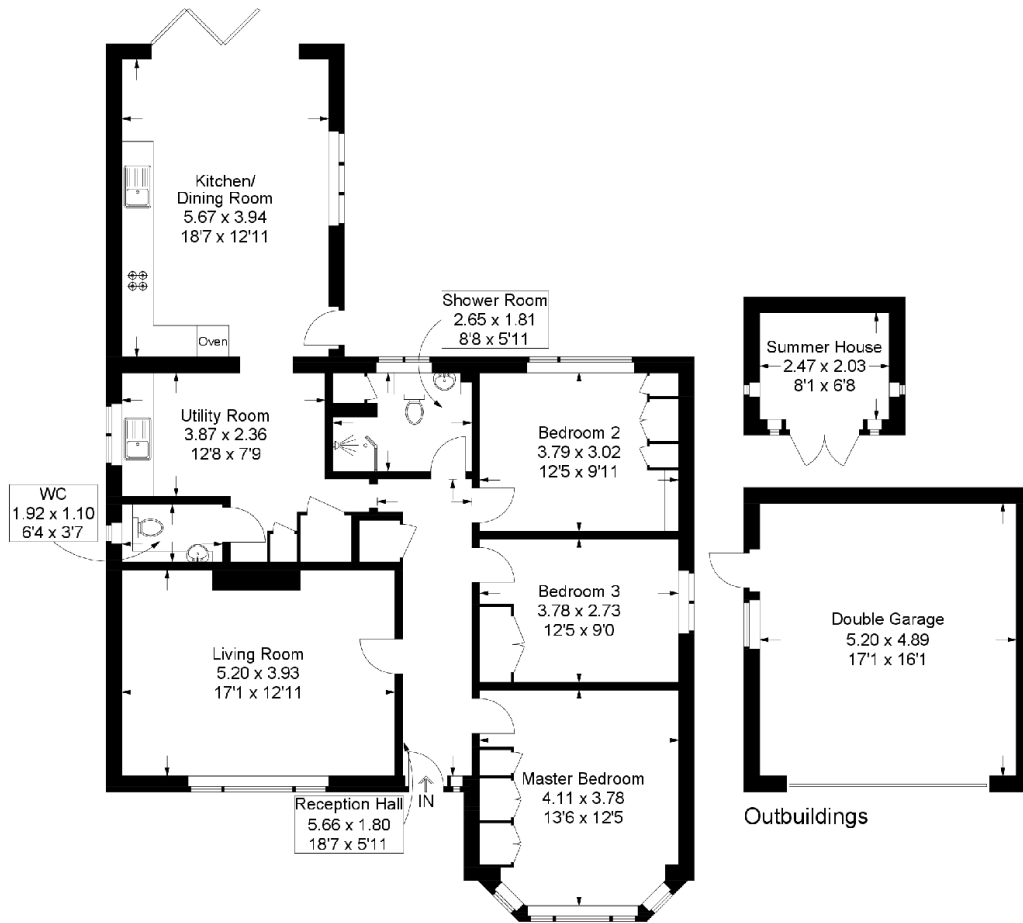
Vacant with no onward chain.

Saint Thomas Avenue, Hayling Island

Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft

Outbuildings = 31.5 sq m / 339 sq ft


Total = 146 sq m / 1571 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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