



 4
Bedrooms

 2
Bathrooms

 2
Receptions



Situated in a residential cul-de-sac this spacious family house is within easy walking distance of schools and shops and has four bedrooms and 2 bathrooms along with kitchen/breakfast/family room.

The property is in good condition and comprises of Porch, hallway leading to bedroom 4/study, cloakroom, reception room, shower room, south facing lounge, spacious kitchen/dining/family room with patio door to rear garden. On the first floor are three bedrooms - 2 with fitted wardrobes and a family bathroom.

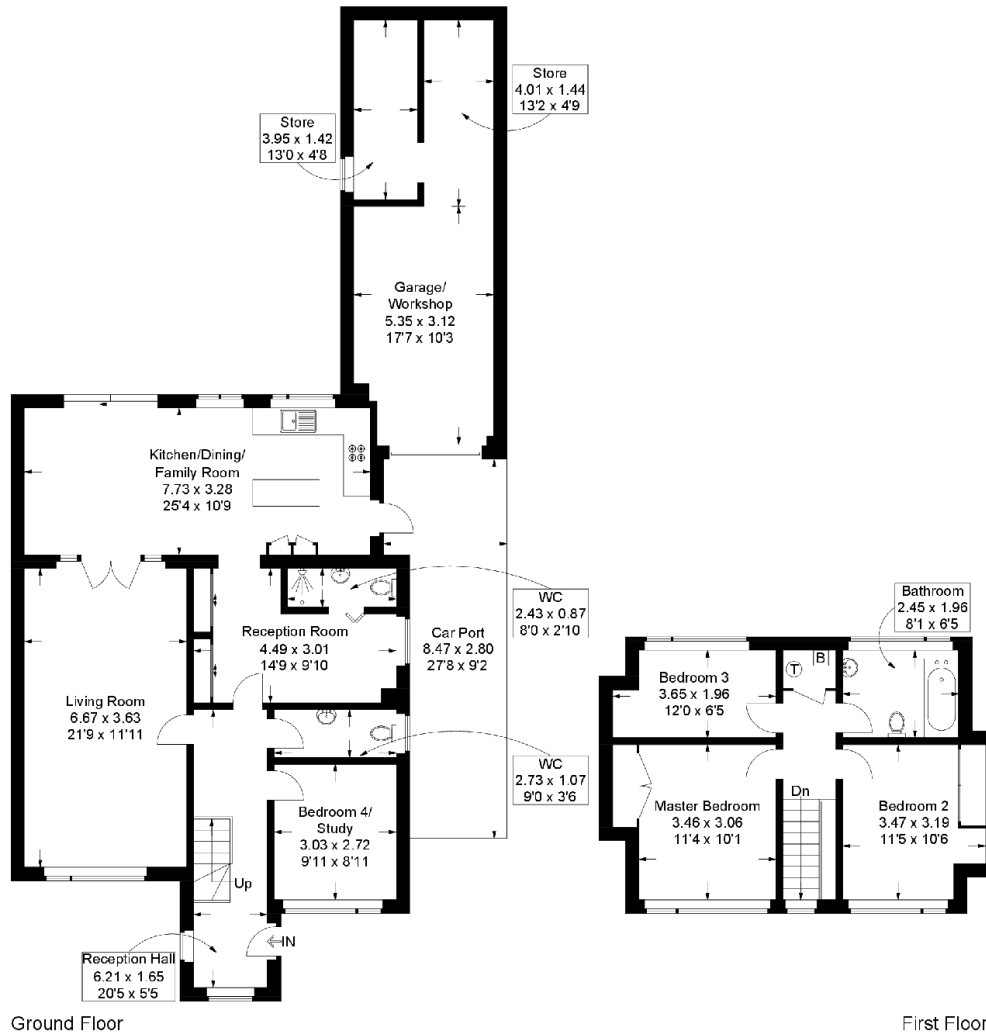
Off road parking, resin front and driveway leading to car port housing work top and outside tap along with plumbing for washing machine and leading to garage and door to kitchen.

Single garage with attached workshop of some 250 Sq Ft.

To the rear is an enclosed low maintenance walled garden with patio and borders and side pedestrian access.


Council Tax Band E.

Lulworth Close, Hayling Island
 Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft



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		85
(69-80) C		
(55-68) D	64	
(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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