

Offers in excess of £450,000

West Hayling



3

Bedrooms



1

Bathroom



1

Receptions



NO ONWARD CHAIN. 1400 Sq Ft!

The bungalow is situated on a good plot with ample front garden to create an in/out driveway and extra parking along with a detached double garage with parking in front.

This property has an entrance hall with airing cupboard and double storage cupboard.

Spacious lounge/dining room with patio doors to rear garden.

A kitchen/breakfast room with breakfast bar, fitted double electric oven, electric hob. Door to rear garden.

2 double and 1 single bedrooms all with fitted cupboards/wardrobes.

Large, modern family bathroom with bath and separate shower cubicle, Wc and basin inset vanity units.

Cloakroom.

Outside there are gardens to the front of the property with lawn, mature shrubs and path to front door.

To the rear is a detached double garage with automatic door.

Large Patio area, Lawn, mature shrubs and bushes. Shed.

Gas central heating and double glazed including the garage windows.

Fitted drinking water filter system to kitchen tap and water softener fitted to the incoming water supply.

Located half a mile from West Town Shops, Hayling Park and the Community Centre.

The Hayling Billy Trail with its pleasant coastal along the shores of Langstone Harbour is a five minute walk.

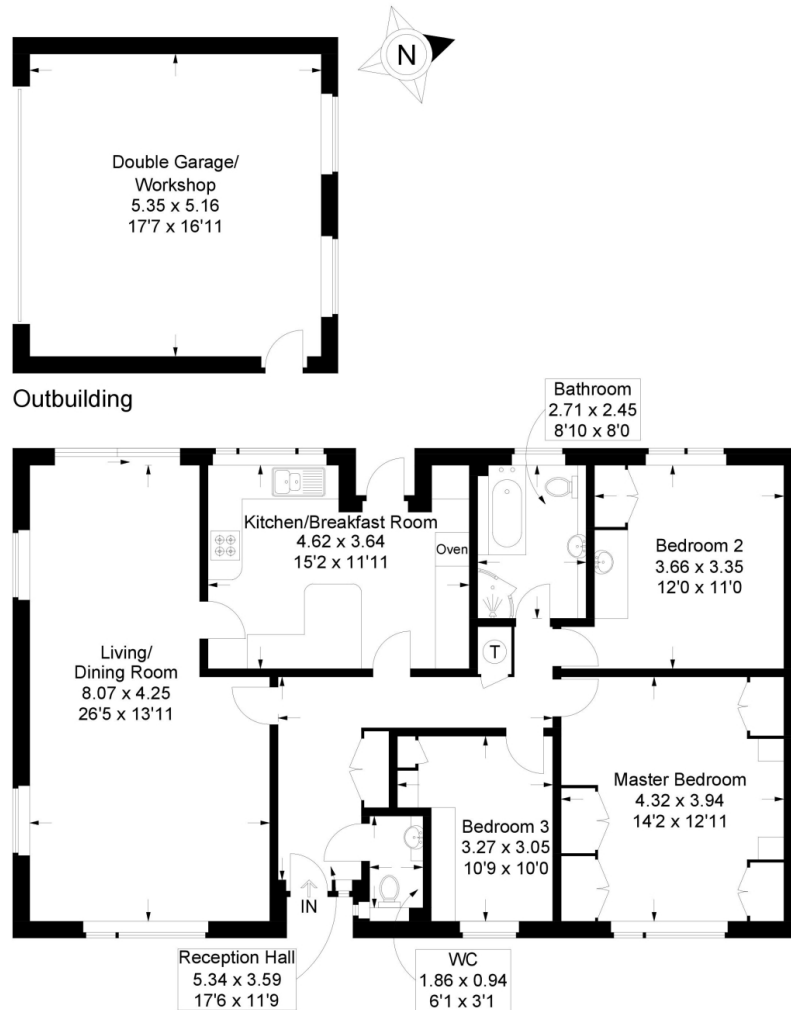
The local schools, beach and Hayling Island Sailing and Golf clubs are just a few minutes' drive. Havant Town Centre and its mainline train service to London Waterloo and Gatwick only an approximate fifteen minute drive.

West Lane, Hayling Island

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft

Outbuilding = 28.2 sq m / 303 sq ft

Total = 133.6 sq m / 1437 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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