



Fishery Lane, Hayling Island PO11 9NP

welcome to

Fishery Lane, Hayling Island

Immaculately presented three-bedroom home, modernised throughout with a bright lounge, stylish kitchen/diner and family bathroom. Includes approved planning permission for a first floor extension over the garage.

Entrance Hall

Stairs leading to first floor. Doors to sitting room and kitchen.

Lounge

Double glazed window to front aspect. Carpet flooring, radiator, door to dining room.

Dining Room

Double glazed French doors leading to rear garden. Laminate flooring, radiator.

Kitchen/Breakfast/Utility Room

Double glazed windows to rear and side aspects. Vinyl flooring to the kitchen area. Range of base units with work surface over incorporating one and a half bowl sink unit with mixer tap over. Built-in low level oven with electric hob and extractor hood over, space for dishwasher. To the breakfast area is laminate flooring, breakfast bar, further base units, space for washing machine, second sink unit, wall mounted boiler, vertical radiator, spotlights to ceiling. Continue through to door leading to rear garden, two double glazed windows and door to shower room. Door to integral garage.

Shower Room

Double glazed window to side aspect. Walk in shower unit, wash hand basin set over vanity unit, low level WC with push button flush. Heated towel rail.

Integral Garage

Personal door to garage with up and over door and double glazed window to front aspect. Power and light. There is also a water supply in the garage, giving an opportunity to install a sink if required.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Two

Double glazed window to rear aspect. Carpet flooring, radiator.

Bedroom Three

Double glazed window to front aspect. Carpet flooring, radiator.

Bathroom

Double glazed windows to rear and side aspects. Panel enclosed bath with shower over, low level WC, pedestal wash hand basin. Tiled to principal areas, spotlights

Outside

Front

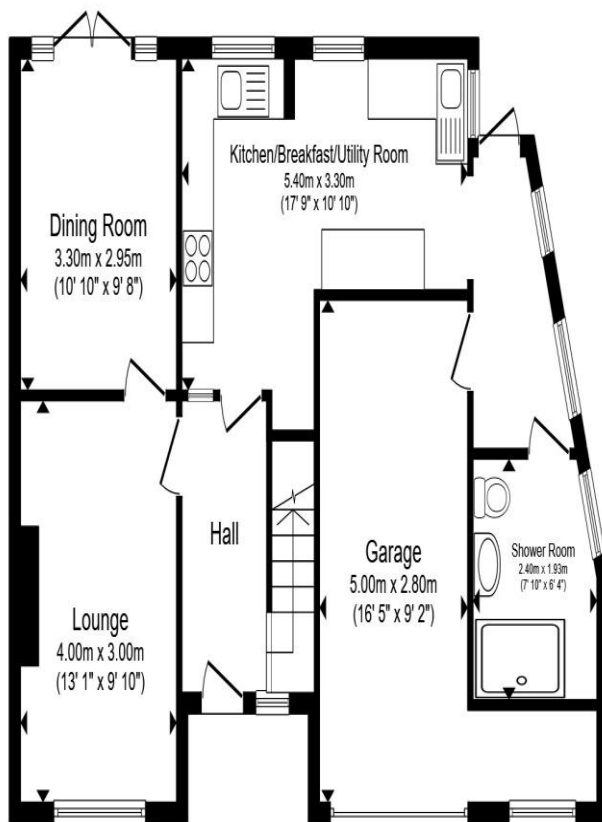
Gravel driveway providing off road parking and lawned area.

Rear Garden

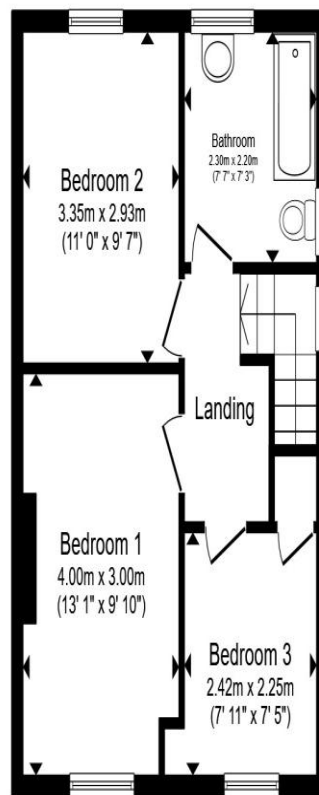
Laid to lawn with mature shrubs and trees.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 113.5 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Hayling Island

- Planning Permission for First Floor Extension over Garage
- No Forward Chain
- Flexible Living
- Driveway and Integral Garage
- Downstairs Shower Room & Upstairs Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£400,000



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Property Ref:
WLV109869 - 0007

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