



 3  
Bedrooms

 1  
Bathroom

 2  
Receptions



This three-bedroom, 2 reception room bungalow, located on St Margarets Road in Hayling Island, Hampshire, offers a practical and spacious layout ideal for comfortable living. The property features two reception rooms, providing ample space for relaxation and entertainment. The living room is bright and airy, leading into a south facing conservatory that offers additional space for dining or leisure activities.

The kitchen is fitted, providing plenty of storage space with plumbing for a washing machine and dishwasher, fitted gas double oven and gas hob.

The master bedroom is spacious, with patio doors that let in plenty of light and lead onto a patio area, while the other two bedrooms are well-sized, making them suitable for family members or guests. The bathroom is equipped with a bath with shower over, toilet, and sink.

Outdoor space is a key feature of this property. The private, wrap around corner plot offers a green space for outdoor activities or gardening. Additionally, there is a paved area suitable for outdoor seating or a barbecue. The property also includes a detached garage, driveway parking and additional storage space.

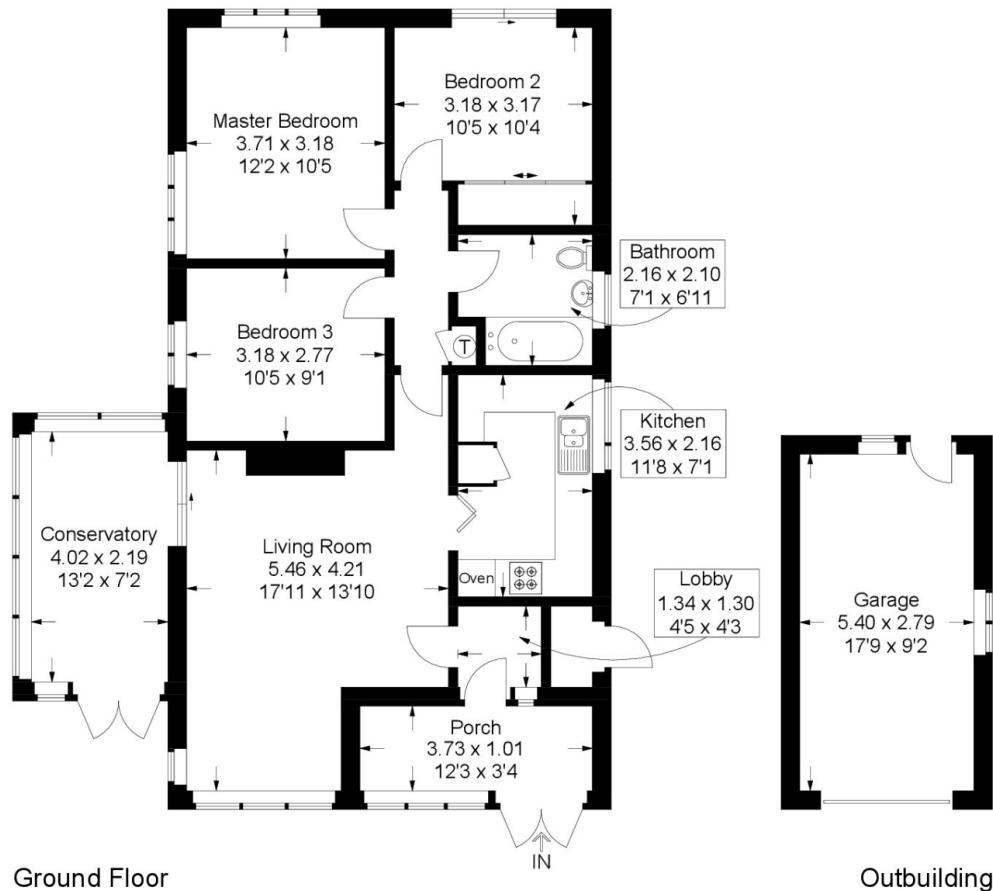
Located in Hayling Island, this bungalow benefits from a peaceful setting while still being close to local amenities. The area offers a range of shops, and recreational facilities, making it convenient for residents. Public transport links are also accessible, providing easy connectivity to surrounding areas.

# St Margarets Road, Hayling Island

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft

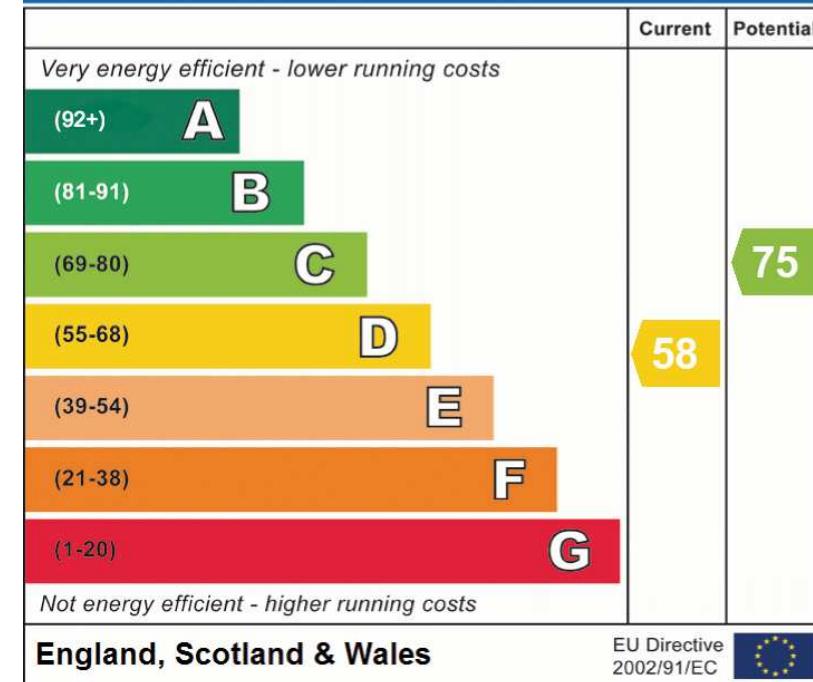
Outbuilding = 15.5 sq m / 167 sq ft

Total = 106.2 sq m / 1143 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



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