



3

Bedrooms



1

Bathroom



2

Receptions



The property has a spacious lounge, dining room with french doors to rear garden. Kitchen/breakfast room with gas hob and electric double oven. Breakfast bar.

Rear lobby and cloakroom.

On the first floor there are two double bedrooms, 1 single bedroom and family bathroom.

Integral single garage with up/over door.

Fenced rear garden with gated pedestrian access and shed. Patio and lawn areas.

To the front is off road driveway parking leading to garage.

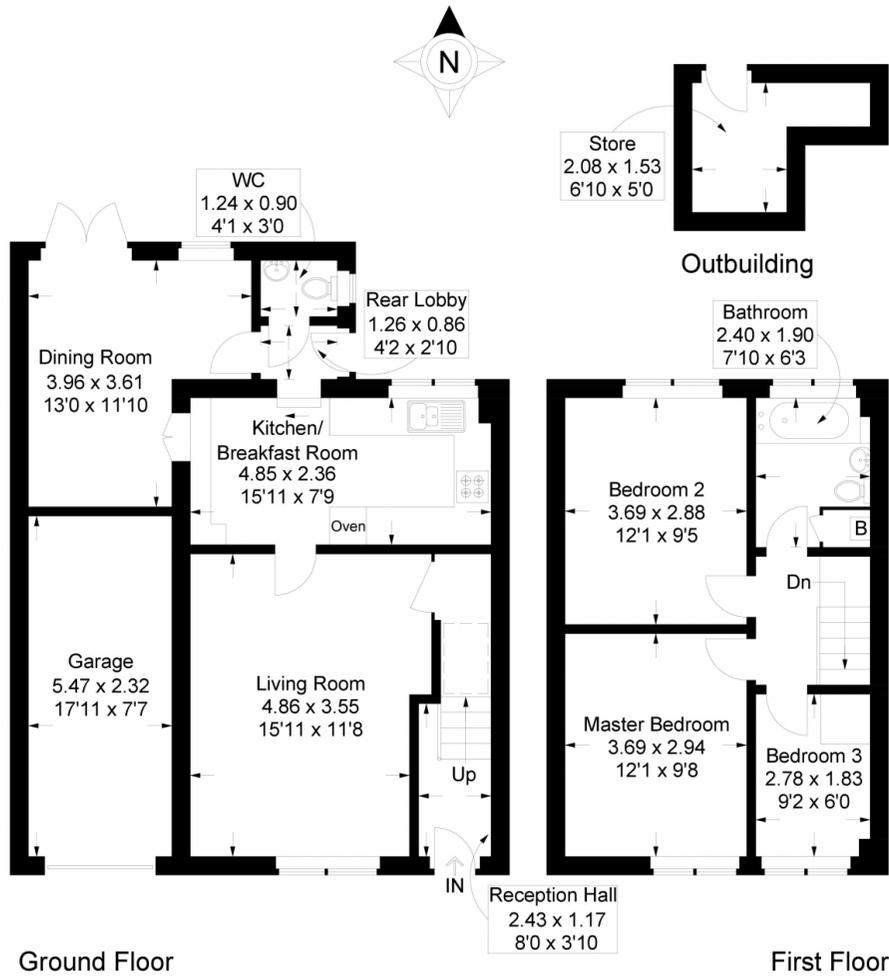
The property has gas heating and double glazing with NO ONWARD CHAIN.

Sidlesham Close, Hayling Island

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft

Outbuilding = 4.3 sq m / 46 sq ft

Total = 107.8 sq m / 1160 sq ft



= Reduced headroom below 1.5m / 5'0"

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		
(69-80) C		80
(55-68) D	66	
(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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