



 **3**

Bedrooms

 **1**

Bathroom

 **1**

Receptions



Situated in a private Cul-De-Sac a few minutes walk to the seafront at central South Hayling and Eastoke corner shops, pubs, cafes and amenities.

Available now with NO ONWARD CHAIN - beautifully modernised by the current owners to include a newly fitted kitchen with breakfast bar and integrated dishwasher, fridge and freezer. Fitted oven and hob. South facing lounge with wood burner and bi-fold doors to south facing rear garden.

2 double bedrooms. 1 single bedroom.

Modern family bathroom with Bath, shower over, shower screen. Wc, Basin.

Gas heating with new radiators fitted 2025 and new combination boiler fitted in 2024.

New UPVC double glazing fitted 2024.

To the front of the property is off road parking and side access leading to fully enclosed south facing rear garden.

Fully insulated garden lodge with light and power.

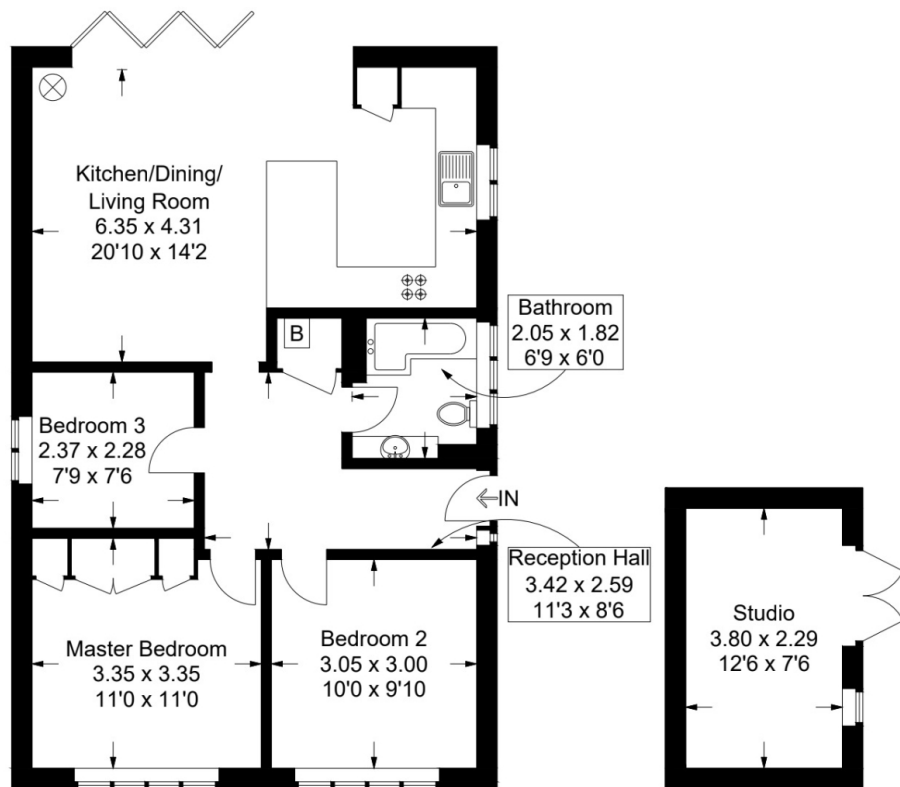
Viewing highly recommended.

The Glade, Hayling Island

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft

Outbuilding = 9 sq m / 97 sq ft

Total = 76.4 sq m / 822 sq ft




Ground Floor

Outbuilding

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		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: SOUTH HAYLING

Tel : 02392 465951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

