



**Culver Drive, Hayling Island PO11 9LX**

**welcome to**

## **Culver Drive, Hayling Island**

Detached three bed home on a private estate near Hayling Beach. Offers open plan lounge/diner, modern kitchen, WC, conservatory, secluded garden, driveway and garage. Main bedroom has balcony. Close to local shops and transport.

### **Entrance Hall**

### **Cloakroom**

### **Sitting / Dining Room**

25' 1" x 10' 10" ( 7.65m x 3.30m )

### **Kitchen**

17' 8" x 9' 9" ( 5.38m x 2.97m )

### **Conservatory**

11' 3" x 7' 3" ( 3.43m x 2.21m )

### **Lean To**

10' 10" x 4' 6" ( 3.30m x 1.37m )

### **First Floor Landing**

### **Bedroom One**

14' x 10' 9" ( 4.27m x 3.28m )

### **Balcony**

### **Bedroom Two**

10' 9" x 10' 9" ( 3.28m x 3.28m )

### **Bedroom Three**

10' 11" x 9' 11" ( 3.33m x 3.02m )

### **Bathroom**

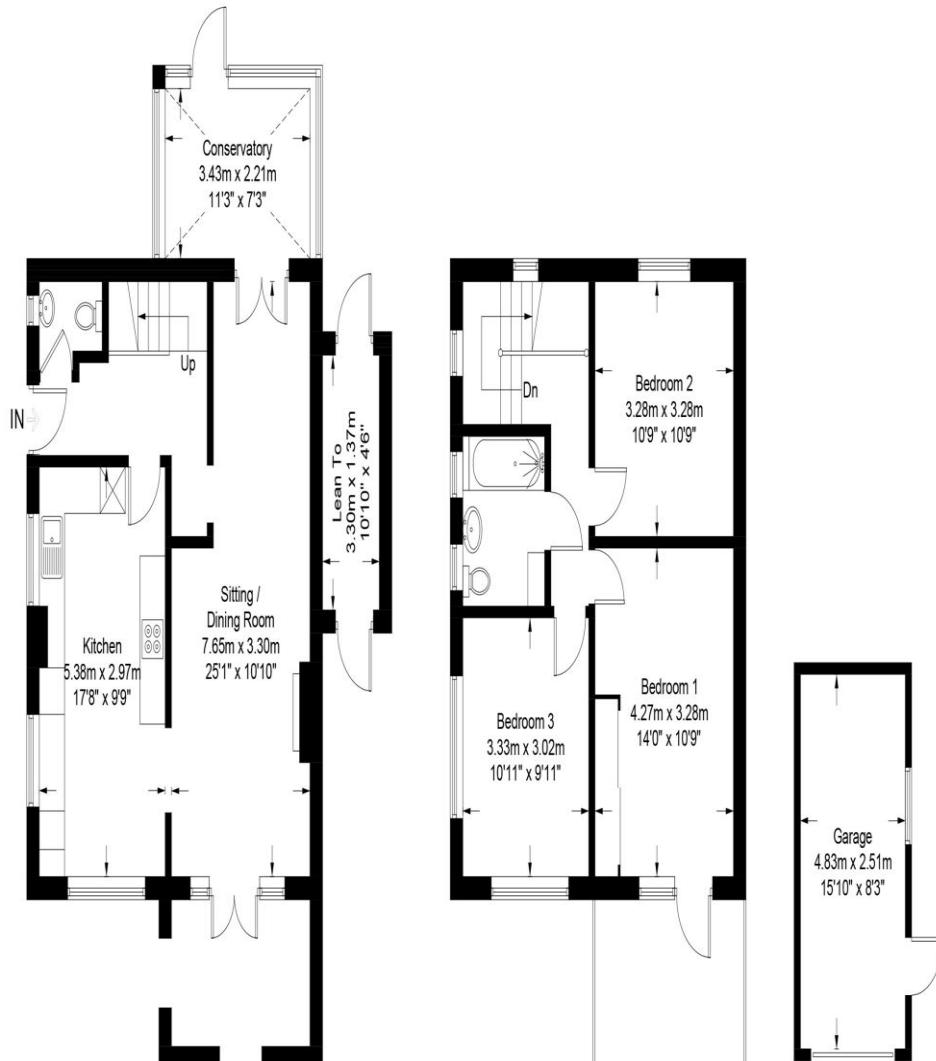
### **Outside**

### **Front & Rear Gardens**

### **Garage**

15' 10" x 8' 3" ( 4.83m x 2.51m )

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft  
Lean To / Garage = 16.8 sq m / 181 sq ft  
Total = 125.3 sq m / 1349 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1106185)



**welcome to  
Culver Drive,  
Hayling Island**

- Three Bed Detached House
- Private Estate Close to the Beach
- Garage & Off Road Parking
- Open Plan Living
- Modern Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£525,000**



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Property Ref:  
WLV109617 - 0002

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