



£275,000
19 Ilex Walk
Hayling Island, PO11 9NZ

PROPERTY SUMMARY

This attractive semi-detached house sits in a popular residential spot in South Hayling, less than a mile from Mengham's shops and just a five-minute drive to local junior and infant schools - perfect for a young family or first-time buyers. Offered with no forward chain, it features a lounge/dining room, a modern fitted kitchen, two double bedrooms and a spacious first-floor bathroom, plus a boarded loft. Outside, there is parking on the block-paved hardstand and the generous west-facing rear garden can be reached through a covered store area along the side of the house.





PORCH

HALLWAY

LOUNGE 14' x 11' (4.27m x 3.35m)

DINING ROOM 8' x 8' (2.44m x 2.44m)

CONSERVATORY 8' 7" x 8' (2.62m x 2.44m)

KITCHEN 11' 5" x 9' (3.48m x 2.74m)

LEAN TO/STORE

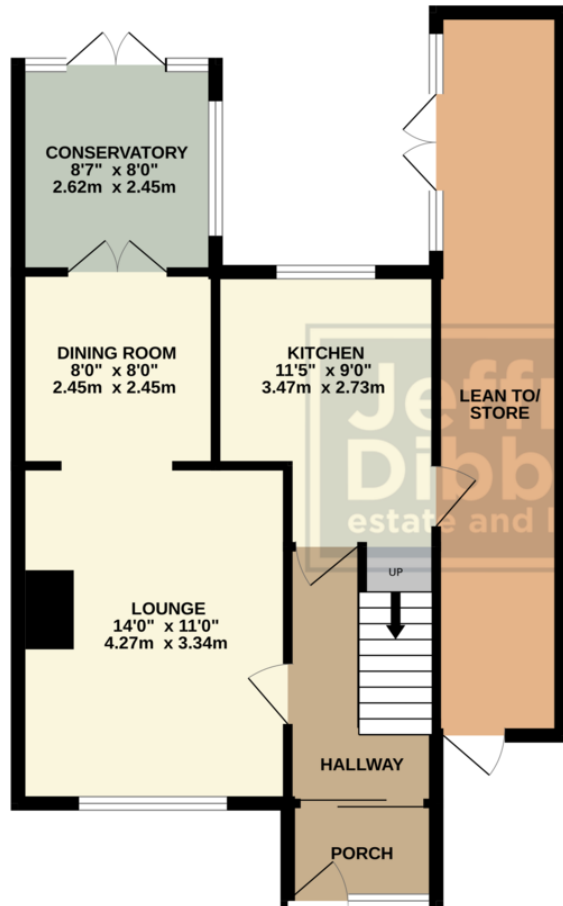
LANDING

BEDROOM ONE 10' 3" x 10' (3.12m x 3.05m)

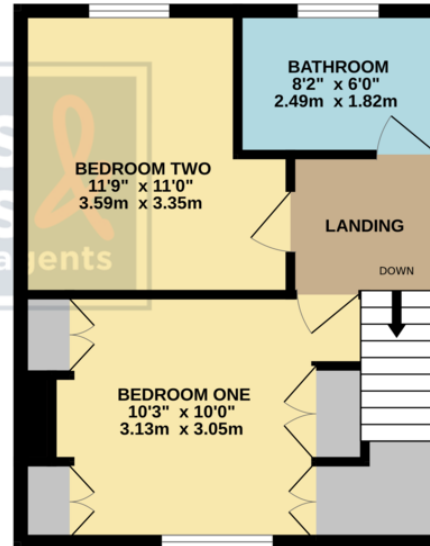
BEDROOM TWO 11' 9" x 11' (3.58m x 3.35m)

BATHROOM 8' 2" x 6' (2.49m x 1.83m)

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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