

£450,000

6 Burwood Grove

Hayling Island, PO11 9DS

PROPERTY SUMMARY

With ample off road parking to front, this spacious four bedroom detached family home is located in the popular residential location of Burwood Grove, close to ample local amenities. The spacious accommodation comprises hallway, large living room, fitted kitchen that leads both to the dining room and the bright and airy conservatory, as well as a rear lobby with ground floor WC, the garage has been partially converted offering a utility room and a store. The first floor landing leads to four well proportioned bedrooms with built in wardrobes to master and a contemporary shower room. To the rear is a well maintained garden partially laid to lawn, with a decking and several seating areas. An internal viewing is essential to truly appreciate the size of this lovely family home. Contact us today to arrange your viewing.

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HALLWAY

LOUNGE 15' x 13' 8" (4.57m x 4.17m)

KITCHEN 12' 9" x 12' (3.89m x 3.66m)

DINING ROOM 9' 11" x 9' (3.02m x 2.74m)

CONSERVATORY 11' 10" x 10' 4" (3.61m x 3.15m)

LOBBY

WC

UTILITY ROOM 9' 7" x 7' 7" (2.92m x 2.31m)

STORE 10' x 9' 6" (3.05m x 2.9m)

LANDING

SHOWER ROOM 9' x 7' (2.74m x 2.13m)

BEDROOM ONE 12' x 8' (3.66m x 2.44m)

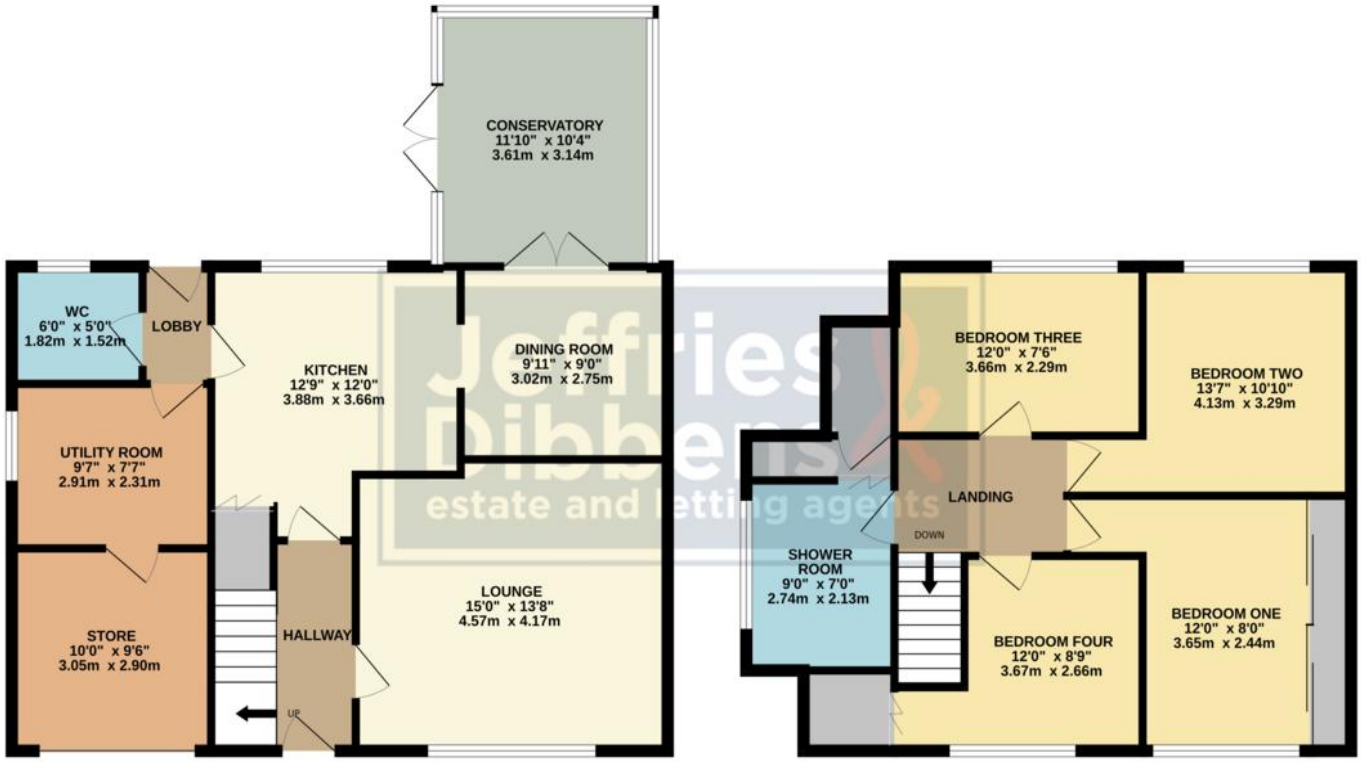
BEDROOM TWO 13' 7" x 10' 10" (4.14m x 3.3m)

BEDROOM THREE 12' x 7' 6" (3.66m x 2.29m)

BEDROOM FOUR 12' x 8' 9" (3.66m x 2.67m)

GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

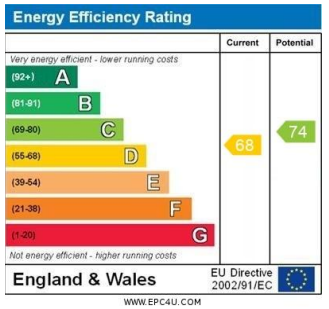
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

VIEWINGS
By prior appointment only



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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