

Asking Price £575,000

East Hayling Island, PO11



4

Bedrooms



2

Bathrooms



2

Receptions



Presented in good condition the house has a kitchen/breakfast room with breakfast bar, dining room through to spacious lounge with door to rear garden, ground floor shower room.

Upstairs is a master bedroom with fitted wardrobe, 3 further bedrooms (two with fitted wardrobes) and family bathroom.

Integral single garage with driveway parking and front garden area. To the rear is a low maintenance garden with paving and borders, side pedestrian access.

Gas heating and double glazing and ready to move in to with NO ONWARD CHAIN.

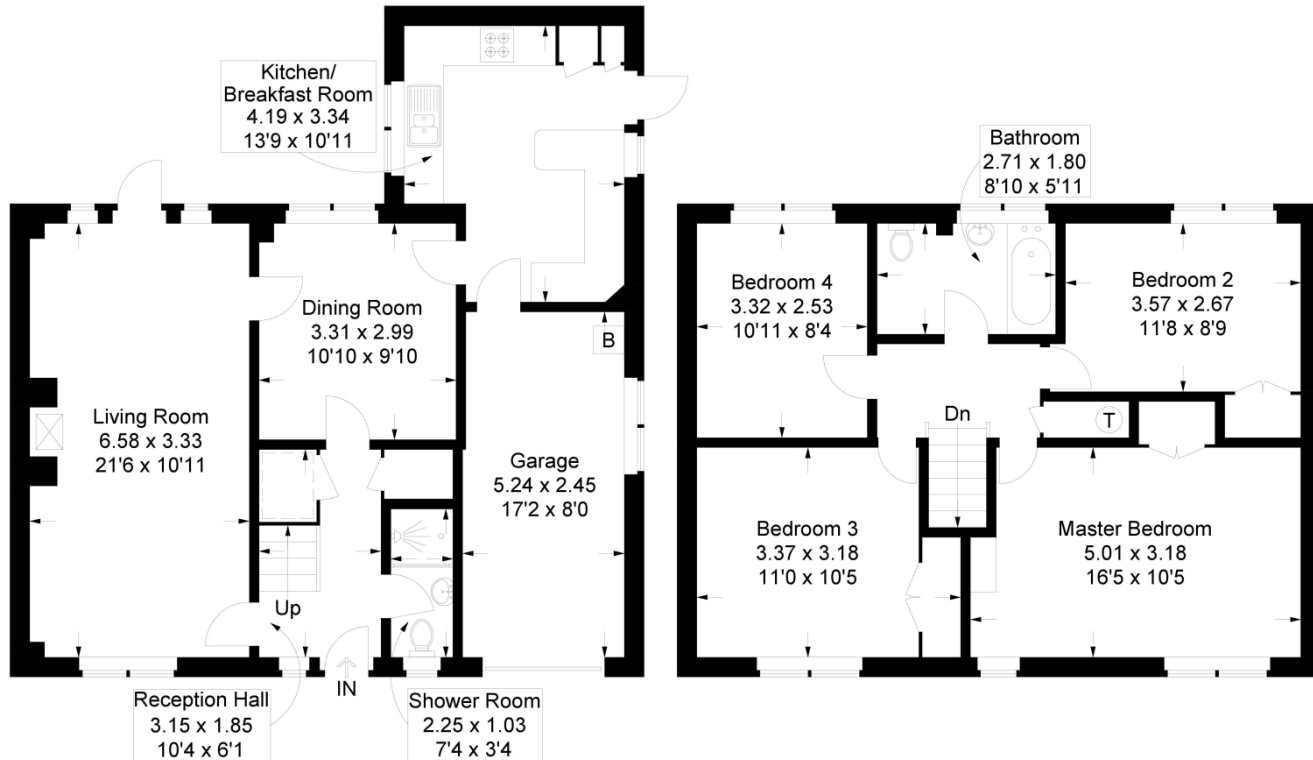
Bracklesham Road, Hayling Island

Approximate Gross Internal Area = 129.7 sq m / 1397 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.8 sq m / 8 sq ft

Total = 130.5 sq m / 1405 sq ft



Ground Floor

First Floor

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: East Hayling Island, PO11