



£395,000
19 Yew Tree Road
Hayling Island, PO11 0QE

PROPERTY SUMMARY

This lovely detached bungalow is situated in a well regarded, semi rural location and offers a fantastic farm shop nearby, a historic pub with open fire at the end of the road, wonderful nature walks along Hayling's beautiful Billy Trail only a mile or so away with the seafront approx. 2 miles to the South. The very well presented accommodation consists of a lounge with log burning stove, a modern kitchen and shower room, two bedrooms, a dining/hall and a conservatory/garden room. Other benefits include a boarded loft with excellent storage provision. Outside there is a large front garden with garage and off road parking for several vehicles. A side gate gives access to the rear garden which consists of a low maintenance paved area with store shed and herbaceous border.





HALLWAY

KITCHEN 8' 3" x 8' (2.51m x 2.44m)

UTILITY ROOM 12' 6" x 4' (3.81m x 1.22m)

LOUNGE 12' 6" x 12' 4" (3.81m x 3.76m)

SHOWER ROOM

DINING ROOM 13' 6" x 9' 6" (4.11m x 2.9m)

BEDROOM ONE 12' 3" x 9' (3.73m x 2.74m)

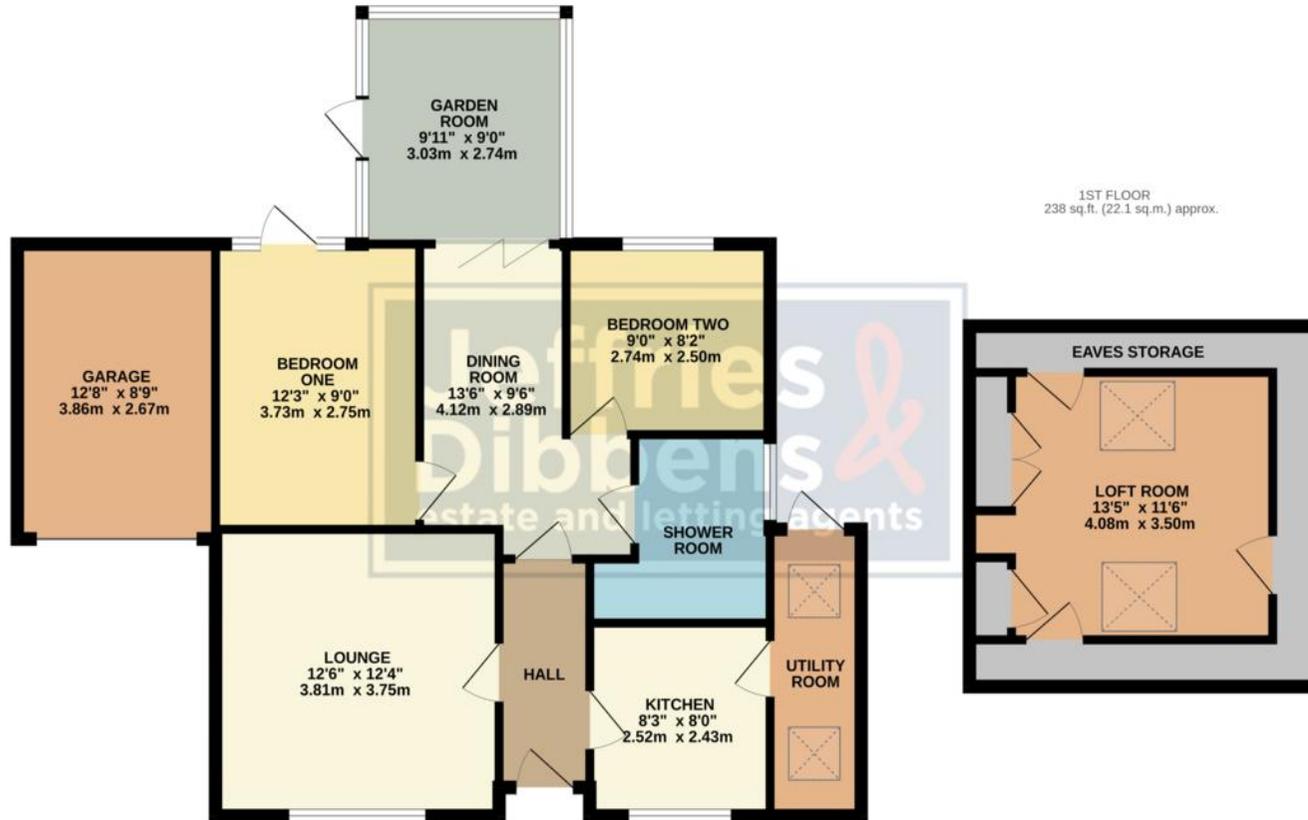
BEDROOM TWO 9' x 8' 2" (2.74m x 2.49m)

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

LOFT ROOM 13' 5" x 11' 6" (4.09m x 3.51m)

GARAGE 12' 8" x 8' 9" (3.86m x 2.67m)

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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