



3

Bedrooms



3

Bathrooms



2

Receptions



Situated in a quiet residential road at East Hayling close to local shops and amenities and a short walk to the seafront.

Presented in very good condition the property has been adapted to ground floor wheelchair accessibility including the fitting of the kitchen and appliances and the house currently comprises;

Hallway with stairs to first floor, Lounge/Bedroom 4, Modern fitted kitchen/breakfast room with breakfast bar, integrated dishwasher, 2 electric ovens and microwave, gas range hob, spacious, triple aspect lounge/family room with bifolds to rear patio (accessible by wheelchair). Cloakroom with WC, basin. Large wet room with specially fitted swing basin, Wc, shower. Door to Store room fitted with units. Inner hall with door to side.

On the first floor there is a Master bedroom with a modern en suite shower room. 2 Further double bedrooms both with double cupboards/wardrobes.

Cloakroom with WC and basin and separate bathroom with bath, basin, fitted cupboards.

Gas heating.

Single detached garage currently set up as half store/workshop and half utility room with plumbing for washing machine, sink and units with door to rear garden and electric roller door to the front. Attached carport behind gates.

Multiple off road parking to the front with plenty of space for motorhome/caravan/boat.

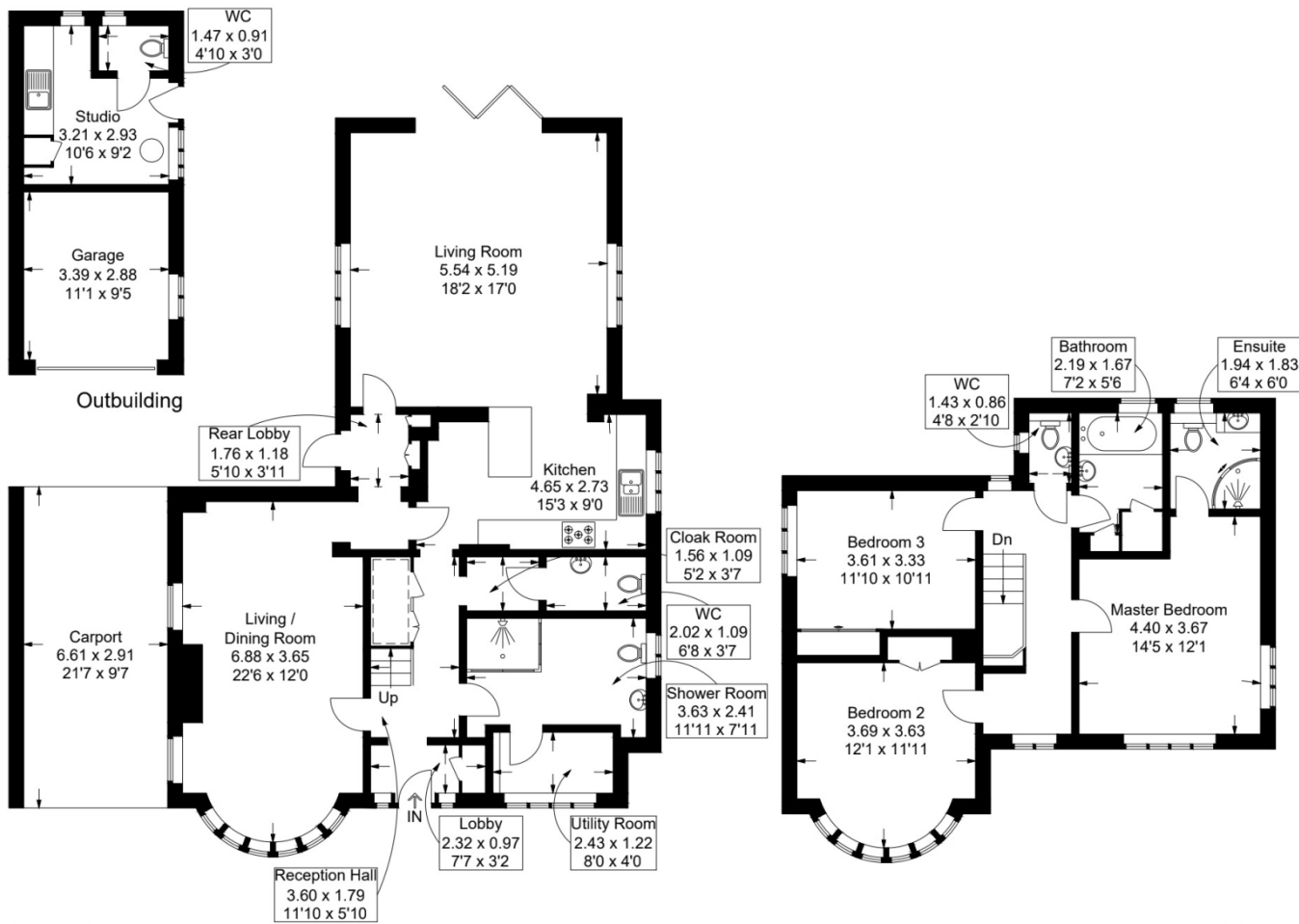
To the rear is an enclosed garden with wheelchair accessible patio, pergola, lawn, mature shrubs and flowers and a greenhouse.

Outside lights/power points and tap.

Viewing highly recommended, no onward chain and in move in condition.

West Haye Road, Hayling Island

Approximate Gross Internal Area = 177.7 sq m / 1913 sq ft
 Outbuilding = 20.3 sq m / 218 sq ft
 Total = 198 sq m / 2131 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales		EU Directive 2002/91/EC

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