



2

Bedrooms



1

Bathroom



1

Receptions







- Semi-detached house

- 2 bedrooms, 1 bathroom, 1 reception

- EPC rating C (77/100)

A well presented, modern, 2 double bedroom house situated close to the seafront at East Hayling with parking for 2 cars.

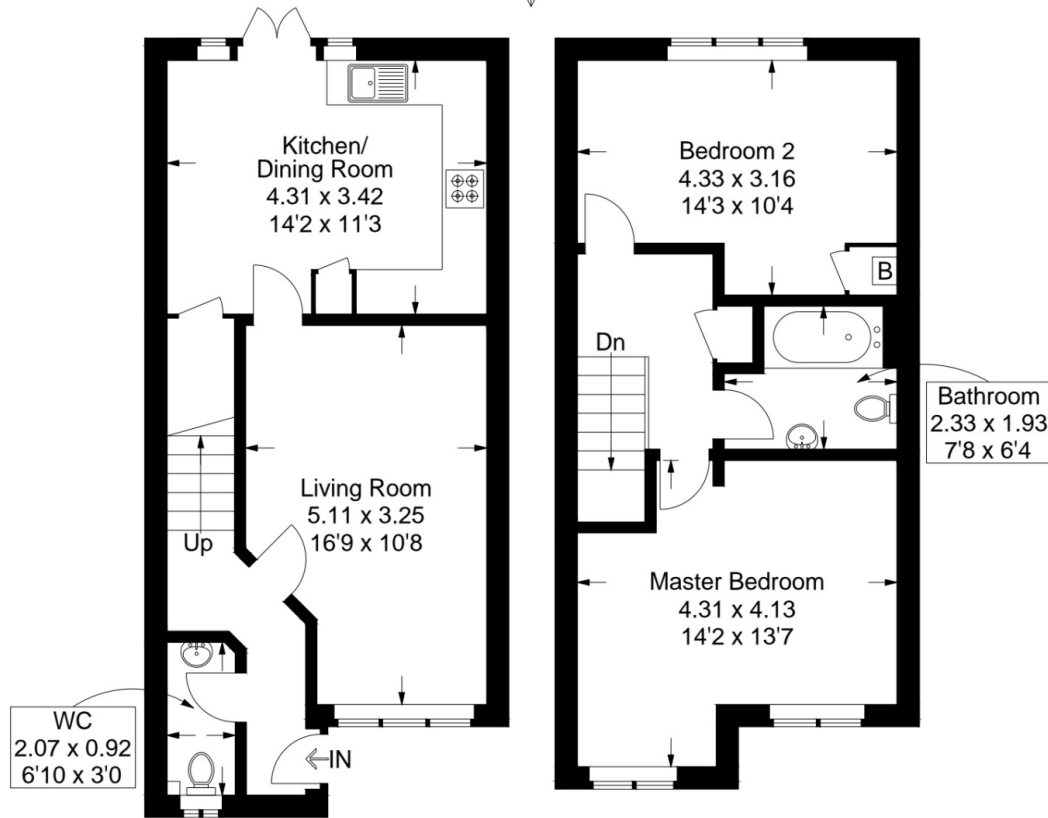
The property has a fitted kitchen/breakfast room with patio doors to rear garden. Integrated fridge/freezer, washer/dryer, gas hob and electric oven. Lounge and ground floor cloakroom. On the first floor there is a double bedroom with fitted cupboard housing gas boiler. Second double bedroom and bathroom with bath with shower over, basin and Wc.

Outside to the rear is an enclosed courtyard garden with shed and gate to rear parking space. To the front is a small garden area and another parking space.

Gas heating and double glazing.

# Guillimot Place, Hayling Island

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Ground Floor

First Floor

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+) <b>A</b>                              |         | 89                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 77      | 89                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: Guillimot Place 1a, HAYLING ISLAND, PO11 9DQ

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92+) <b>A</b>                                                  |         | 89                      |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                | 78      | 89                      |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England, Scotland & Wales                                       |         | EU Directive 2002/91/EC |



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