

£270,000
4 Clovelly Road
Hayling Island, PO11 0SD

PROPERTY SUMMARY

This semi-detached house situated in a quiet cul-de-sac in Northney, North Hayling, offers a wonderful opportunity for those buyers looking to buy a property to modernise to their own specification. The property is set in a rural part of Hayling and has huge potential to enhance and extend subject to the usual permissions. The existing layout consists of an entrance with stairs to first floor and doors to the lounge and kitchen/breakfast room. There are two double bedrooms and a wet room on the first floor. Outside there is a hardstanding providing off road parking and access to a large South facing rear garden.

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HALL

LOUNGE 15' 10" x 11' 11" (4.83m x 3.63m)

KITCHEN/DINER 15' 10" x 11' 10" (4.83m x 3.61m)

CONSERVATORY 19' 7" x 8' 3" (5.97m x 2.51m)

LANDING

BEDROOM ONE 15' 10" x 8' 9" (4.83m x 2.67m)

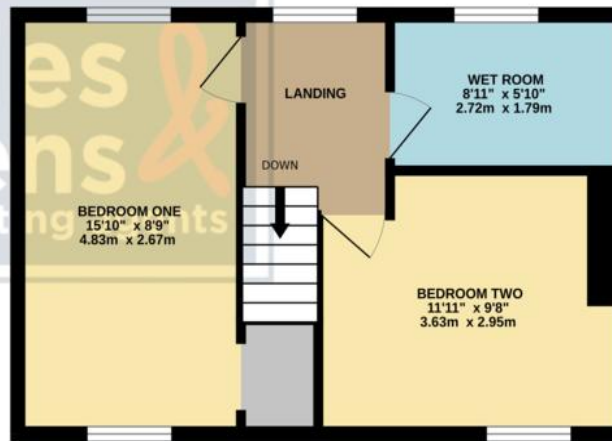
BEDROOM TWO 11' 11" x 9' 8" (3.63m x 2.95m)

WET ROOM 8' 11" x 5' 10" (2.72m x 1.78m)

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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