



Energy performance certificate (EPC)			
9 Sandeman Grove HAYLING ISLAND PO11 0FT	Energy rating B	Valid until:	26 April 2033
		Certificate number:	9500-6731-0132-0224-3473
Property type		Detached house	
Total floor area		96 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

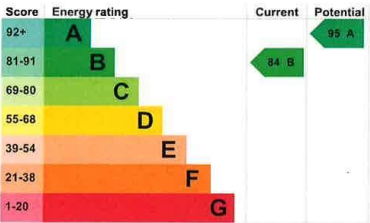
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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9 Sandeman Grove
Hayling Island PO11 0FT

Offers Over: £450,000

DESCRIPTION

Offered with no forward chain, this immaculate four-bedroom detached family home was built in 2023 by Barratt Homes and is ideally situated in the highly sought after 'West Hayling' location. Purchased new by the current owner, the property benefits from over £10,000 of upgrades. In addition, further improvements include a landscaped south facing rear garden, a boarded loft for extra storage, and stylish contemporary shutters throughout. The accommodation is beautifully presented and comprises of a spacious lounge, convenient ground floor WC, and a modern kitchen/diner overlooking the rear garden. The kitchen features integrated appliances, including a dishwasher and washing machine, while a useful utility cupboard houses boiler and space for washing machine. Upstairs, the main bedroom benefits from fitted wardrobes and a modern en-suite shower room. There is a further generous double bedroom, along with two further bedrooms, currently arranged as a home office and dressing room. A modern family bathroom completes the first floor. Outside, the low maintenance, south-facing rear garden has been attractively landscaped with artificial lawn and includes an outside power point and side tap. The generous garage benefits from power, lighting, potential for overhead storage and an electric car charging point, while the driveway provides off-road parking for up to three vehicles. Perfectly positioned for coastal living, the property is just moments from the scenic Billy Trail, ideal for leisurely walks and bike rides. Hayling's beautiful beach and 'links' golf course are also within easy reach for swimming, barbecues and enjoying the stunning sunsets. The local shops & amenities of 'West Town Village' are just a short distance away, making this an exceptional family home in a desirable coastal setting. Additional benefits include double glazing, gas central heating and 7 years remaining on the NHBC.

ACCOMMODATION

ENTRANCE HALL & WC

LOUNGE 16' 0" x 10' 2" Narrowing to 9'1" (4.87m x 3.10m)

KITCHEN/DINER 17' 6" x 10' 6" (5.33m x 3.20m)



FIRST FLOOR

BEDROOM 1 11' 2" x 8' 5" (3.40m x 2.56m)

EN-SUITE 5' 6" x 3' 4" Widening to 6'1" (1.68m x 1.02m)

BEDROOM 2 9' 3" x 8' 7" (2.82m x 2.61m)

BEDROOM 3 8' 5" x 6' 8" (2.56m x 2.03m)

BEDROOM 4 7' 6" x 6' 5" (2.28m x 1.95m)

BATHROOM 6' 1" x 5' 1" (1.85m x 1.55m)

OUTSIDE

GARAGE 19' 9" x 10' 0" (6.02m x 3.05m)

DRIVEWAY

