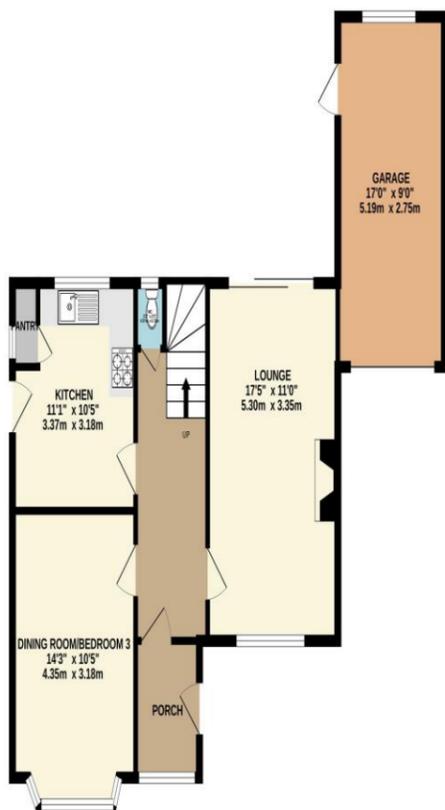
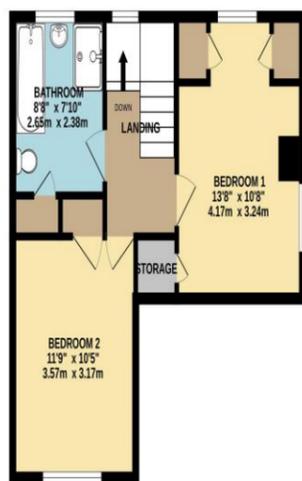




GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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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DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

197 Havant Road HAYLING ISLAND PO11 0LG	Energy rating D	Valid until: 17 May 2035
		Certificate number: 0959-1206-4705-4845-0704

Property type: Detached house
Total floor area: 102 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 D. It has the potential to be B.

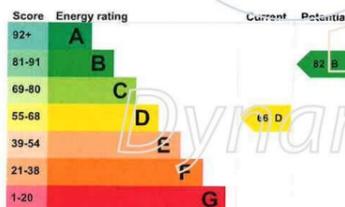
The graph shows this property's current and potential energy rating.

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.

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

For properties in England and Wales:

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



197 Havant Road
Hayling Island PO11 0LG

Price: £495,000

DESCRIPTION

This unique and attractive THREE BEDROOM DETACHED house is located in North Hayling Island and is only a short drive from Havant town centre. The property itself sits on a generous plot and offers up potential extension opportunities. After pulling up on your ample driveway you can imagine developing this area to offer you extensive parking to the front of the house. Internally downstairs you are greeted by a generous sized hallway that leads to your dual aspect lounge/diner, Third bedroom/dining room and kitchen as well as a handy downstairs w/c. Upstairs you will find two well proportioned bedrooms and a spacious four piece family bathroom. Outside you will find peace and tranquillity in your private rear garden which is adjacent to woodland and open fields to the rear. The property also benefits from a GARAGE and is being offered with no forward chain.

ACCOMMODATION

ENTRANCE PORCH 5' 5" x 5' 1" (1.65m x 1.55m)

HALLWAY

LOUNGE 17' 5" x 11' 0" (5.30m x 3.35m)

DINING ROOM/BEDROOM 3 13' 0" x 10' 5" (3.96m x 3.17m)

KITCHEN 11' 1" x 10' 5" (3.38m x 3.17m)

WC



FIRST FLOOR

BEDROOM 1 13' 8" x 10' 8" Narrowing to 5'4" (4.16m x 3.25m)

BEDROOM 2 11' 8" x 10' 4" (3.55m x 3.15m)

BATHROOM 8' 8" x 7' 9" (2.64m x 2.36m)

OUTSIDE

REAR GARDEN

