



**£490,000**  
**Victoria Road**  
Hayling Island, PO11 0LU

## PROPERTY SUMMARY

Situated in a well regarded location at the end of a quiet, private drive in North Hayling, this lovely detached bungalow would make an ideal purchase for all discerning buyers! The property, which offers spacious living accommodation is neutrally decorated and comprises a dual aspect lounge, with patio doors to a good sized conservatory and access to the dining room, a fitted kitchen, two bedrooms including a master en-suite and a family bathroom. Outside ample parking is afforded via the large block paved hardstanding which leads to the double garage with electric roller doors. To the rear there is a private enclosed garden which is mainly laid to lawn. No Forward Chain.





## **HALLWAY**

**BEDROOM ONE** 12' x 10' (3.66m x 3.05m)

**ENSUITE** 6' 9" x 5' 8" (2.06m x 1.73m)

**BEDROOM TWO** 11' 7" x 8' 10" (3.53m x 2.69m)

**BATHROOM** 6' 1" x 5' 9" (1.85m x 1.75m)

**KITCHEN** 11' 6" x 9' 1" (3.51m x 2.77m)

**LOUNGE** 17' 11" x 11' 7" (5.46m x 3.53m)

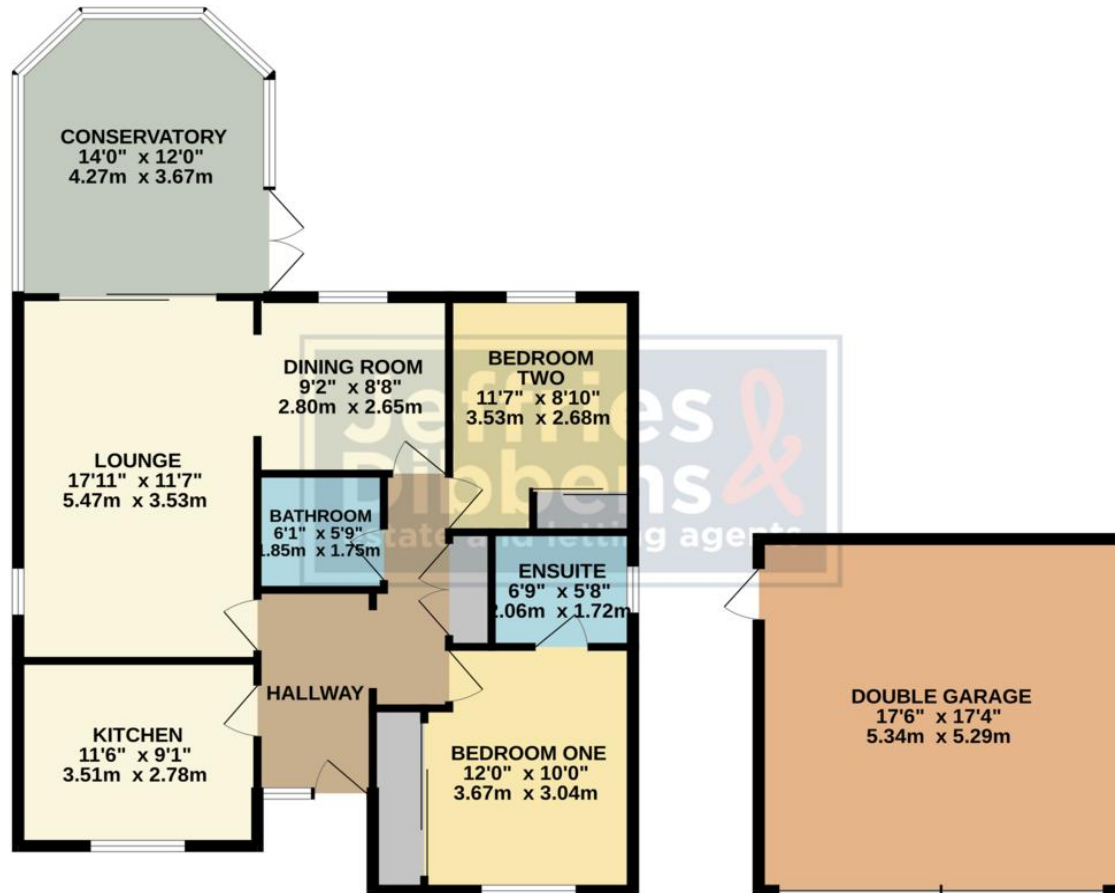
**DINING ROOM** 9' 2" x 8' 8" (2.79m x 2.64m)

**CONSERVATORY** 14' x 12' (4.27m x 3.66m)

**DOUBLE GARAGE** 17' 6" x 17' 4" (5.33m x 5.28m)



GROUND FLOOR  
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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 D

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 69                      | 73        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |

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.

**Jeffries  
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