



 3
Bedrooms

 1
Bathroom

 1
Receptions



Renovated and modernised to a high standard by the current owners, this detached, 3 double bedroom bungalow situated at central Hayling with new fitted kitchen/breakfast/family room, modern shower room with off road parking for multiple vehicles and landscaped, enclosed rear garden with dual side access and large, fully insulated and double glazed garden room with store to rear.

Spacious kitchen/dining room with central island containing electric hob. French doors to rear garden and patio.

Separate, double aspect Lounge, 3 double bedrooms and modern shower room.

To the front is off road parking for multiple vehicles.

To the rear is a detached garden room which is fully insulated and double glazed with light and power. Attached rear store with power.

Enclosed, landscaped gardens with patio areas, raised beds and lawn.

Gas heating and EICR certificate.

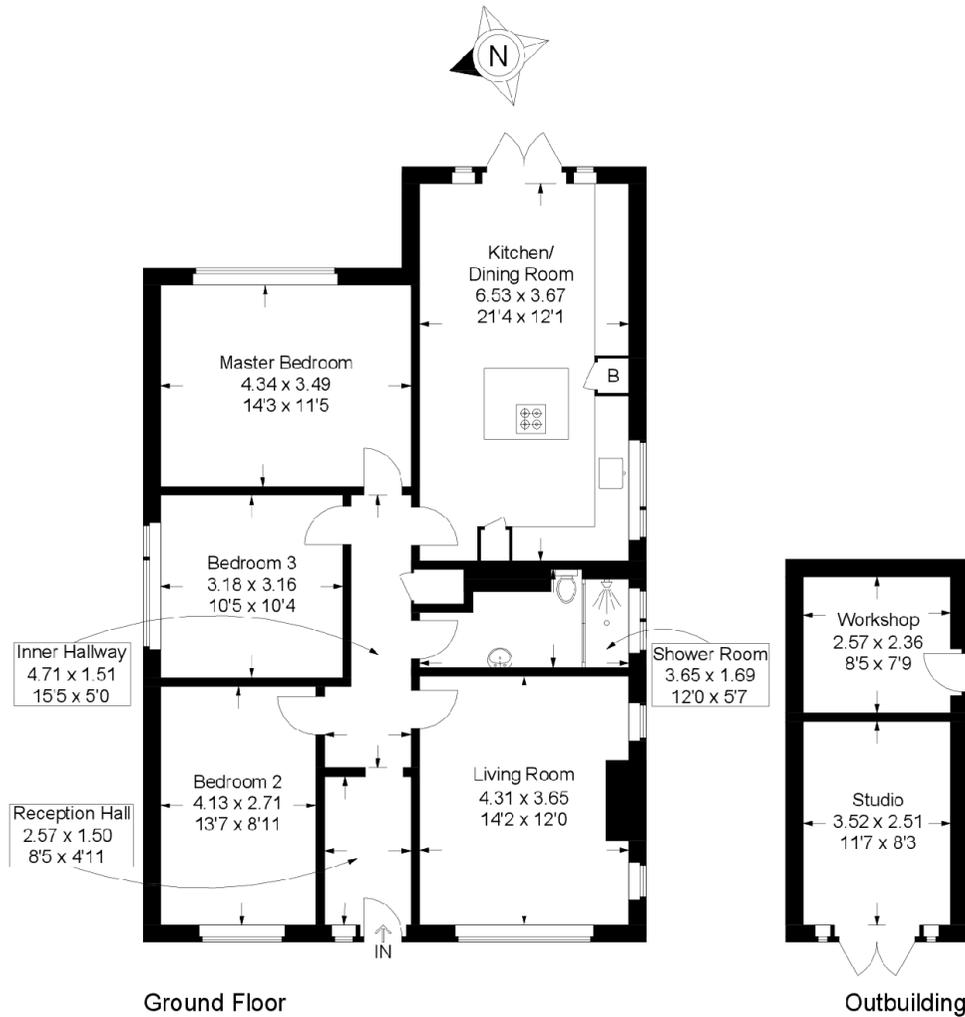
VIEWING HIGHLY RECOMMENDED

Havant Road, Hayling Island

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft

Outbuilding = 16 sq m / 172 sq ft

Total = 113.4 sq m / 1220 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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