



4

Bedrooms



2

Bathrooms



2

Receptions



Presented in good condition the house has a kitchen/breakfast room with breakfast bar, dining room through to spacious lounge with door to rear garden, ground floor shower room.

Upstairs is a master bedroom with fitted wardrobe, 3 further bedrooms (two with fitted wardrobes) and family bathroom.

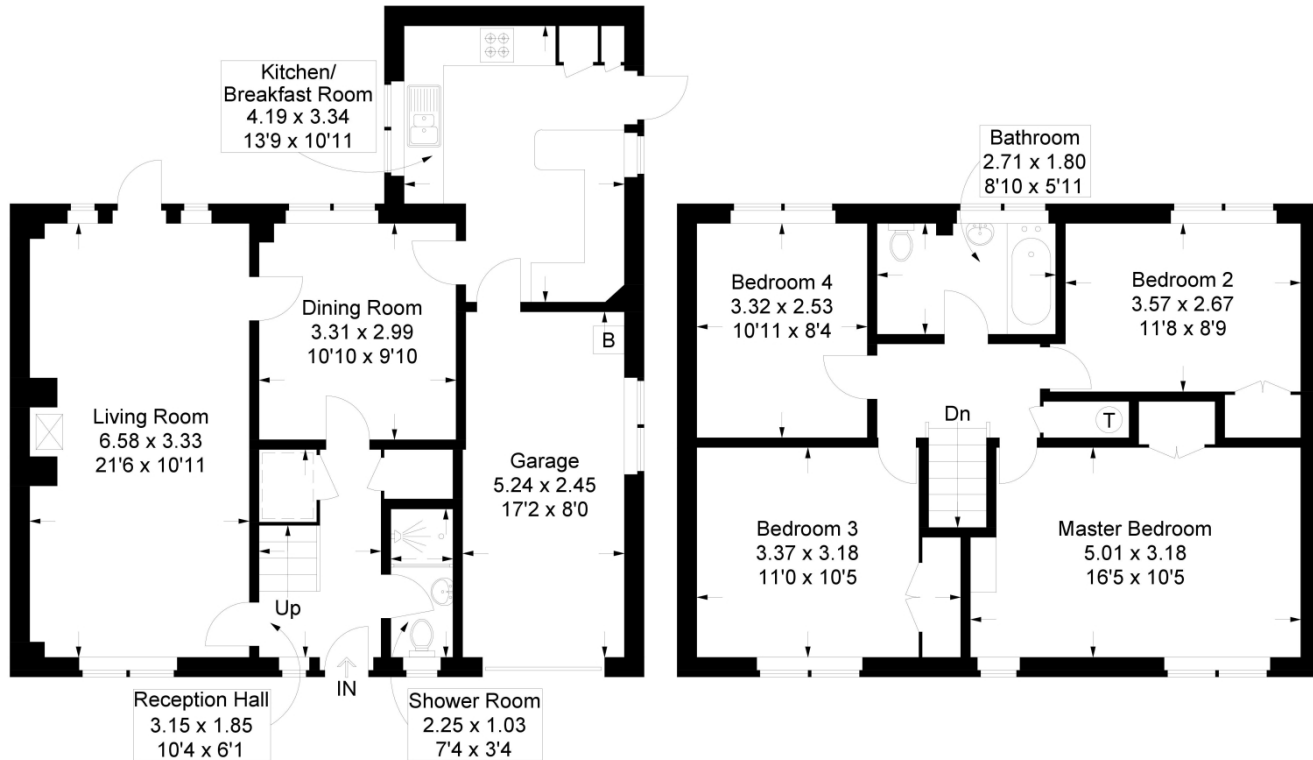
Integral single garage with driveway parking and front garden area. To the rear is a low maintenance garden with paving and borders, side pedestrian access.

Gas heating and double glazing and ready to move in to with NO ONWARD CHAIN.

Situated within walking distance of Sparkes' Marina and Hayling Island Sailing Club and the shores of Chichester Harbour.

# Bracklesham Road, Hayling Island

Approximate Gross Internal Area = 129.7 sq m / 1397 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.8 sq m / 8 sq ft  
 Total = 130.5 sq m / 1405 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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