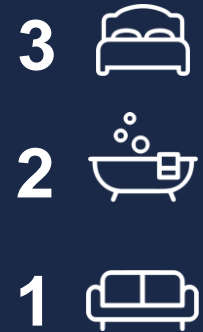




£395,000
27 Aubrey Close
Hayling Island, PO11 0SU

PROPERTY SUMMARY

This charming detached house is nicely situated on the edge of West Town, close to a lovely park, a village theatre, shops, and eateries. The ground floor features two reception rooms, a kitchen, and a spacious conservatory. Upstairs, there are three bedrooms, including a master with en-suite, and a family bathroom. Outside, you'll find ample parking, a garage, and a beautifully landscaped rear garden with a summer house. The décor and presentation are stunning throughout, and an internal viewing is highly recommended to truly appreciate all the features and benefits this wonderful home offers.





PORCH

LOUNGE 14' 10" x 10' 6" (4.52m x 3.2m)

DINING ROOM 13' 5" x 8' (4.09m x 2.44m)

KITCHEN 10' 6" x 8' (3.2m x 2.44m)

CONSERVATORY 11' 3" x 10' 6" (3.43m x 3.2m)

LANDING

BEDROOM ONE 12' x 9' 10" (3.66m x 3m)

ENSUITE

BEDROOM TWO 10' 3" x 9' 3" (3.12m x 2.82m)

BEDROOM THREE 9' 6" x 7' 3" (2.9m x 2.21m)

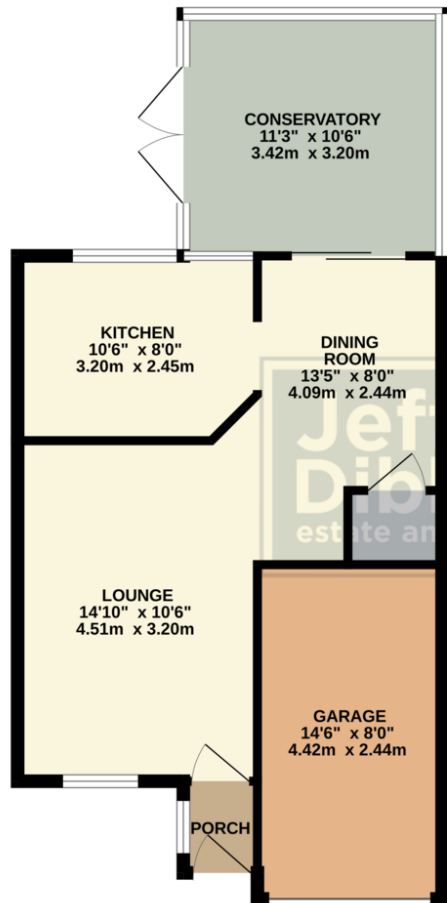
BATHROOM

GARAGE 14' 6" x 8' (4.42m x 2.44m)

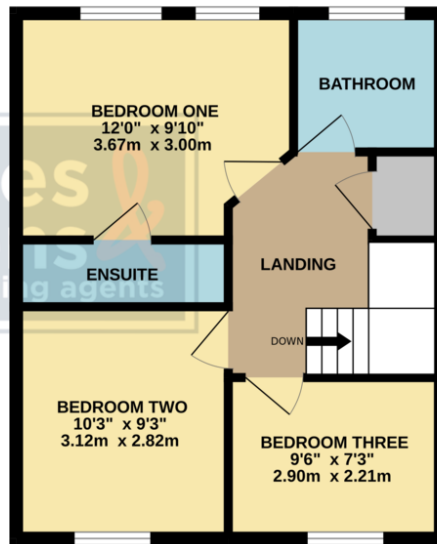
SUMMERHOUSE



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

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