



 2
Bedrooms

 1
Bathroom

 1
Receptions



A very well presented, semi detached, 2 bedroom house situated in a cul de sac location at central South Hayling with easy access to schools, shops and amenities.

Ground floor entrance hall, cloakroom, fitted kitchen with space for washing machine, dishwasher and fridge/freezer. Gas hob with hood over, electric oven.

Lounge/dining room with door to rear garden. Understairs storage cupboard.

On the first floor there are two double bedrooms and modern family bathroom.

Two allocated parking spaces to the front. Enclosed rear garden with gated access. Low maintenance garden with patio.

The property is available now with no onward chain and all contents are available by separate negotiation.

Ready to move in to and viewing is recommended.

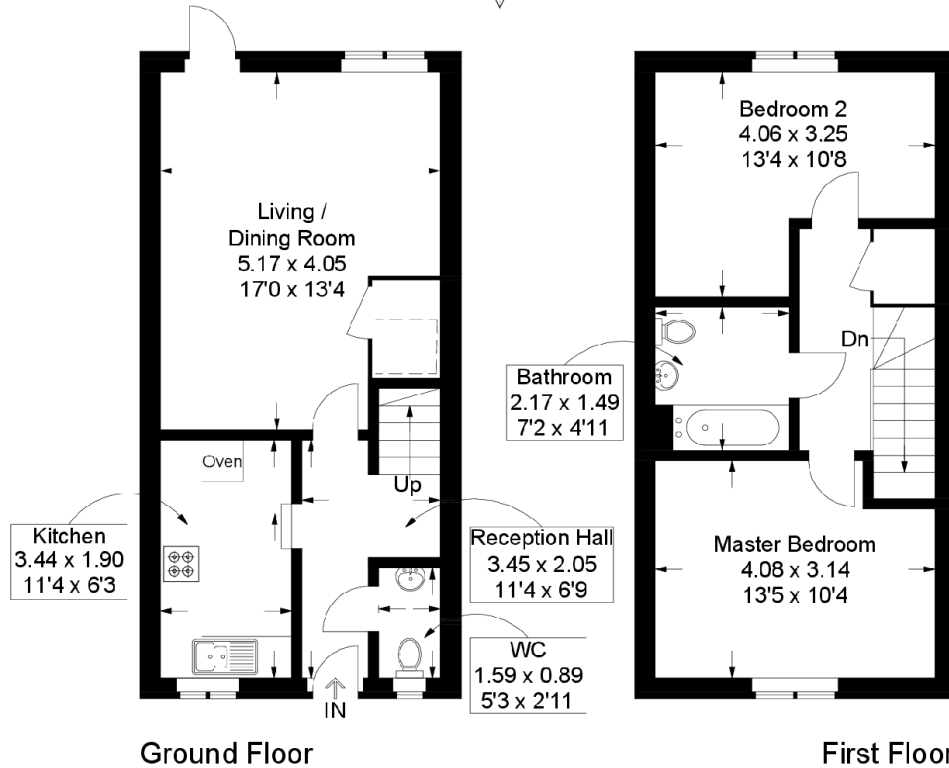
Winsurfing Place, Hayling Island

Approximate Gross Internal Area = 70.7 sq m / 761 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 71.3 sq m / 767 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
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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