



4

Bedrooms



1

Bathroom



1

Receptions



Available now with no onward chain, this spacious, detached, 4 bedroom house is situated in a popular location just off the Seafront at central, South Hayling.

In need of some refurbishment with around 1800+ Sq Ft of accommodation.

On the ground floor the property has reception hall, large, double aspect, south facing lounge/dining room with french doors to covered verandah, kitchen/breakfast room fitted with base and wall units, space for fridge/freezer and washing machine. Electric hob and oven, south facing breakfasting area with door to covered verandah and rear garden. 2 Bedrooms and cloakroom.

On the first floor there are two large bedrooms and modern shower room, large store room with potential to convert to en suite.

Gas heating and double glazing.

To the front there is off road parking for multiple vehicles/boat/caravan/motorhome.

Driveway leading to single garage with up/over door.

Side pedestrian access leading to large rear garden with spacious covered, south facing verandah to the rear of the property.

Viewing is highly recommended to appreciate the size of the property.

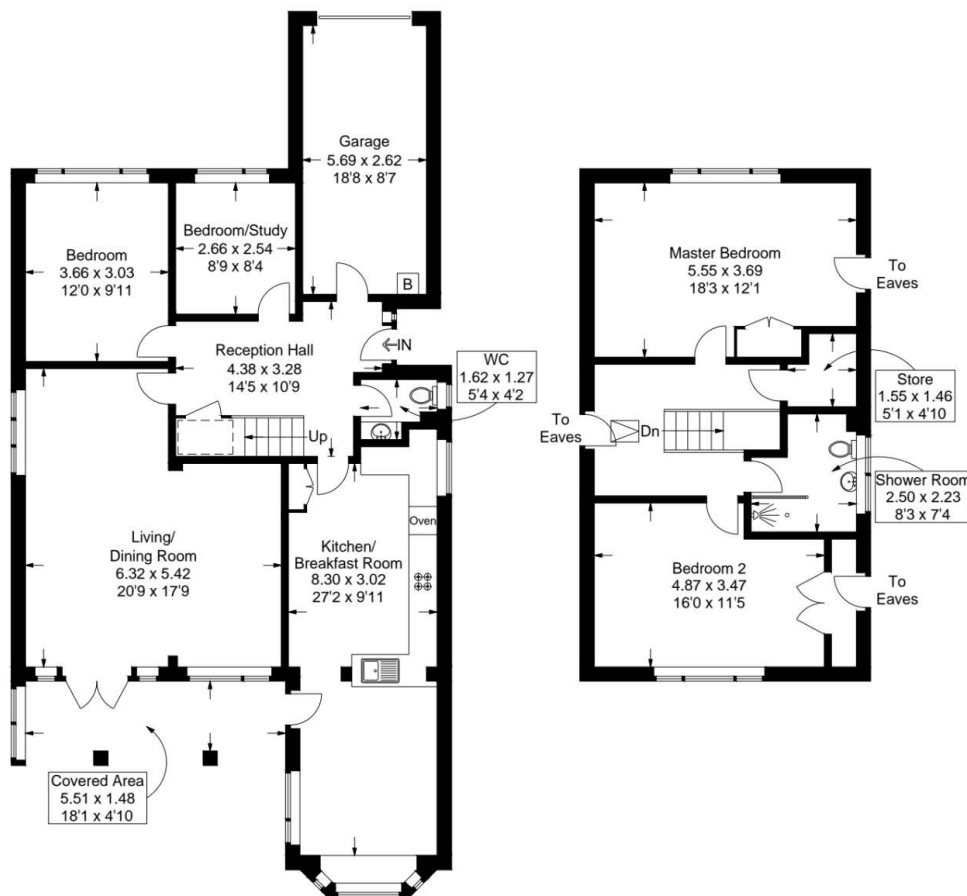
Victoria Avenue, Hayling Island

Approximate Gross Internal Area = 175.1 sq m / 1884 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 175.9 sq m / 1893 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Victoria Avenue, HAYLING ISLAND, PO11 9AJ

Tel : 02392 465951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

