



£285,000
31 Elm Close Estate
Hayling Island, PO11 9AT

PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom detached bungalow is located on this well regarded private estate close only a short walk from Mengham shops and amenities. Benefitting from Off Road Parking and a South Facing Garden which has a hardstanding where there used to be a garage. The internal accommodation comprises 2 large bedrooms, fitted kitchen, bathroom suite and lounge. Huge potential is offered to modernise this bungalow for those looking to add their own stamp onto a home conveniently situated less than a half mile from the seafront with lovely coastal walks nearby. Contact us today to arrange your internal viewing.





PORCH

LOUNGE 13' 5" x 12' 5" (4.09m x 3.78m)

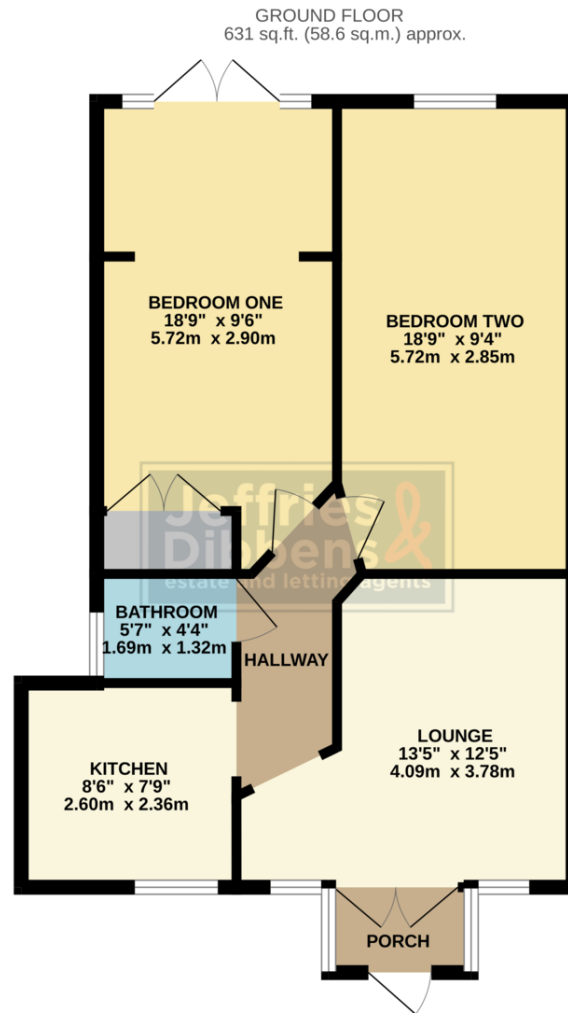
KITCHEN 8' 6" x 7' 9" (2.59m x 2.36m)

BATHROOM 5' 7" x 4' 4" (1.7m x 1.32m)

BEDROOM ONE 18' 9" x 9' 6" (5.72m x 2.9m)

BEDROOM TWO 18' 9" x 9' 4" (5.72m x 2.84m)





TOTAL FLOOR AREA : 631 sq.ft. (58.6 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
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