

 2
Bedrooms

 1
Bathroom

 1
Receptions



Presented in very good condition this semi-detached, 2 double bedroom house built late 2023 is available now with no onward chain with balance of NHBC certificate.

The property has front door to hall, Lounge with stairs to first floor. Through to kitchen/breakfast room with electric oven and hob, integrated dishwasher, washing machine and fridge/freezer and french doors to rear garden. Cloakroom with Wc and basin.

On the first floor there is main double bedroom with fitted Sharps wardrobes and integrated dressing table. Bedroom 2 - double with fitted Sharps wardrobes and store cupboard.

Family bathroom with bath with shower over, shower screen door, Wc and basin.

To the front is off road parking for two cars and side pedestrian access to gated and fenced rear garden paved with raised beds and garden shed.

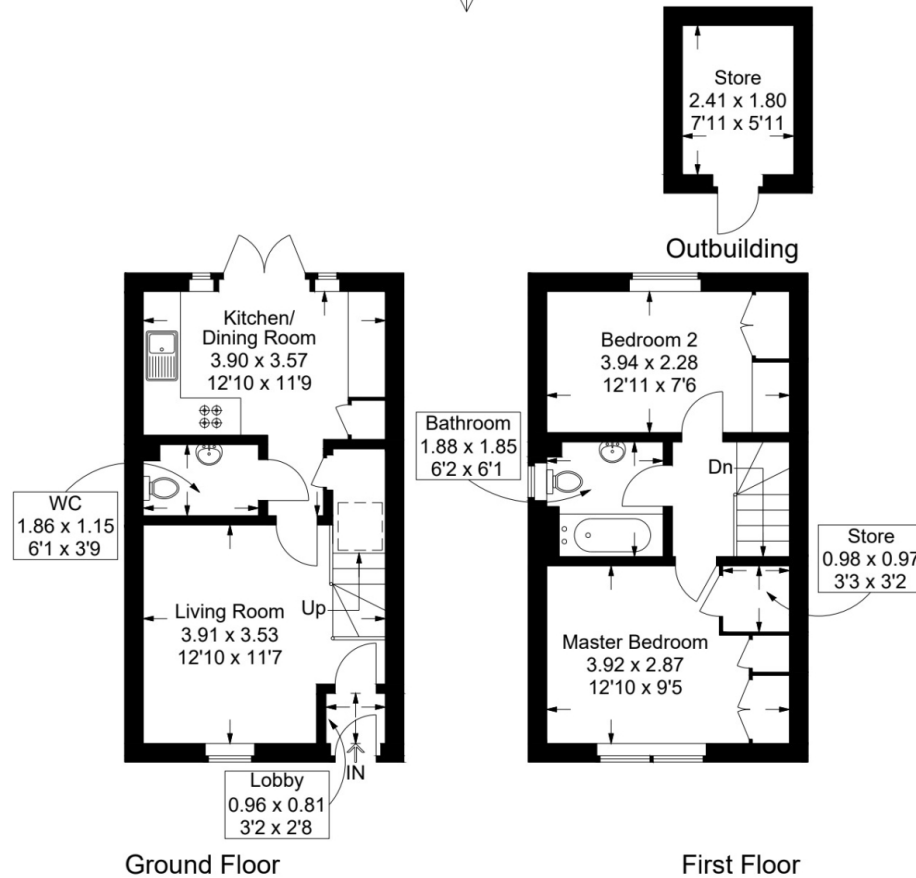
In move in condition and priced to sell.

Sandeman Grove, Hayling Island

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft

Outbuilding = 4.5 sq m / 48 sq ft

Total = 62.1 sq m / 668 sq ft



= 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+) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: West Hayling

Tel : 02392 465951

Email : office@haylingproperty.co.uk

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

