



£299,995
10 Pebble Close
Hayling Island, PO11 9TG

PROPERTY SUMMARY

Situated at the end of this quiet cul-de-sac only a short walk from both the sea front & Mengham Park, this modern two bedroom home offers a convenient 2-car driveway to front. The contemporary accommodation comprises the entrance hall that opens to the modern fitted kitchen, spacious living room and bright & airy conservatory currently used as a dining room. The first floor landing leads to the bathroom suite and two double bedrooms with ample built in wardrobe space to both. The private, low maintenance rear garden offers pedestrian rear access. This will make a lovely home for those discerning buyers looking for a move-in-ready home close to local amenities, contact us to arrange your appointment to truly appreciate the space on offer.





HALLWAY

KITCHEN 9' 10" x 7' 7" (3m x 2.31m)

LOUNGE 14' 4" x 11' 11" (4.37m x 3.63m)

CONSERVATORY 9' 7" x 9' 4" (2.92m x 2.84m)

LANDING

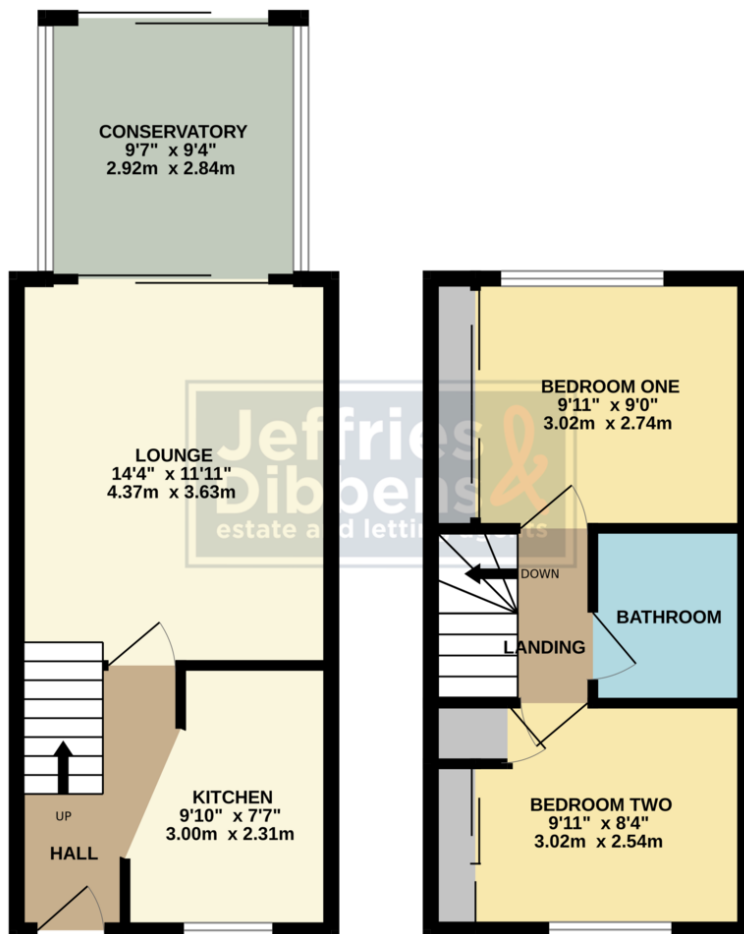
BEDROOM ONE 9' 11" x 9' (3.02m x 2.74m)

BEDROOM TWO 9' 11" x 8' 4" (3.02m x 2.54m)

BATHROOM

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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	73 c	79 c
55-68	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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT

023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk