



£785,000

64 Southwood Road

Hayling Island, PO11 9QE

**Jeffries
Dibbens &**
estate and letting agents

Exceptional

PROPERTY SUMMARY

We are delighted to present this beautifully renovated two bedroom semi-detached home, enviably positioned on Southwood Road with direct access onto Hayling Island Beach. Set within a generous plot of approximately 1/3 acre, the property offers gated off-road parking for up to eight vehicles, a south-facing rear garden stretching to the promenade, plus a garden office and studio/workshop. The bright and versatile accommodation includes a porch, hallway, ground floor WC, convenient utility room, modern fitted kitchen with integrated appliances, a lounge and a stunning open-plan lounge/dining extension with study areas. Upstairs offers a contemporary bathroom with walk-in shower and a superb principal bedroom with built-in wardrobes and sea-facing views and another double bedroom. A rare beachfront opportunity with further potential (STPP).

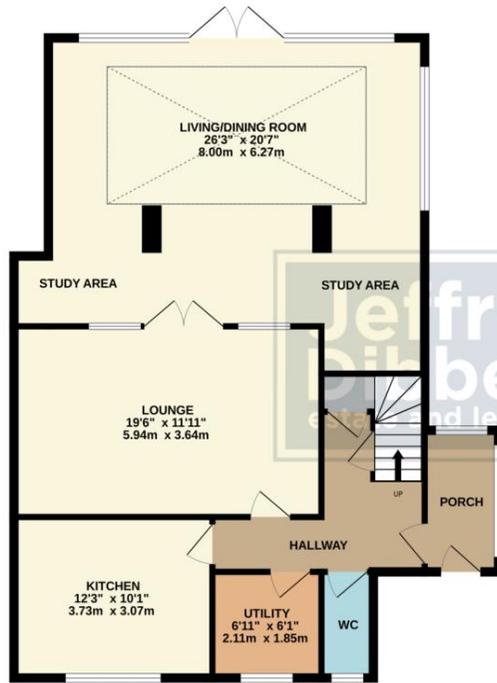




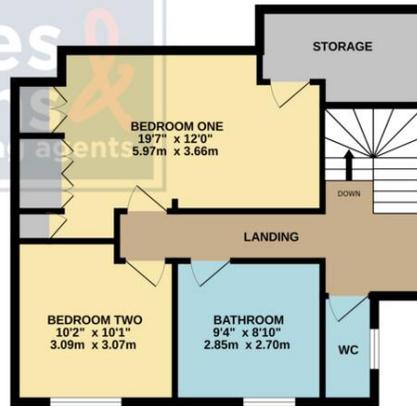




GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.

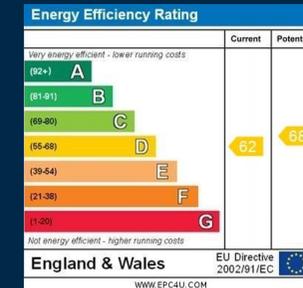
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

VIEWINGS
By prior appointment only



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.



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