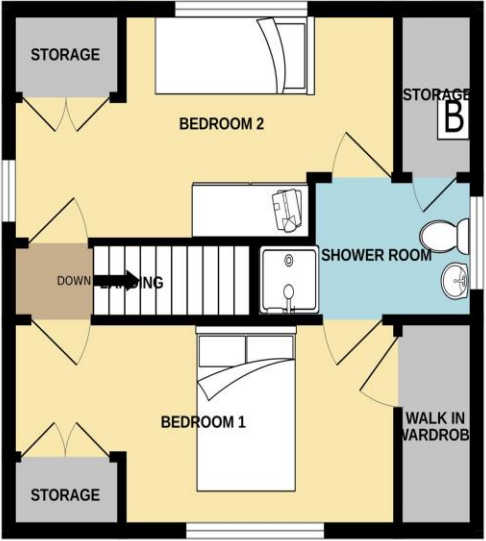




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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Energy performance certificate (EPC)

18, Sea Front Estate
HAYLING ISLAND
PO11 9JJ

Energy rating

D

Valid until:

17 January 2029

Certificate number:

9788-7044-7209-5911-6990

Property type

Detached bungalow

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	81 B
39-54	E		
21-38	F		
1-20	G		

Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

18 Sea Front Estate

Hayling Island PO11 9JJ

Offers Over: £425,000

DESCRIPTION

Tucked away on a requested private estate on Hayling Island, you will find this immaculately presented THREE BEDROOM DETACHED property. Internally the property has a a homely feel and consists downstairs of a generous sized lounge with feature wood burner, ideal for those cold winter evenings! The separate dining room features a home bar, perfect for entertaining guests, and bi-folding doors that open out onto the west-facing garden, creating seamless indoor-outdoor flow and filling the space with natural afternoon and evening light. There is also a modern fitted kitchen with integrated 'slimline' dishwasher and space for fridge/freezer, as well as a separate utility room/WC. An additional reception room which could be utilized as bedroom 3 or a home office for those who work from home completes the ground floor. Upstairs you will find two double bedrooms, both with storage cupboards into the eaves and bedroom one also benefits from a 'walk in' wardrobe and there's a Jack and Jill shower room accessed by both bedrooms. Outside the owners have transformed the rear garden into a ideal entertaining space for those summer days with a beautiful wooden Gazebo entertaining area and new patio. Additional benefits come in the form of double glazing, gas central heating and ample off road parking. On leaving the property you are only a short stroll from the beach and the eclectic mix of eateries and shops of Eastoke corner, as well as Seacourt Tennis and rackets club for the more active of you. Please be aware completion on this property must take place from October 2026 onwards.

ACCOMMODATION

ENTRANCE HALL

KITCHEN: 9' 4" x 8' 0" (2.84m x 2.44m)

LOUNGE: 16' 4" x 10' 4" (4.97m x 3.15m)

DINING ROOM: 12' 3" x 10' 2" (3.73m x 3.10m)

OFFICE/BEDROOM 3: 9' 4" x 8' 6" (2.84m x 2.59m)



FIRST FLOOR

BEDROOM 1: 16' 4" x 7' 6" (4.97m x 2.28m)

BEDROOM 2: 16' 4" x 8' 3" (4.97m x 2.51m)

JACK AND JILL SHOWER ROOM: 6' 2" x 5' 0" (1.88m x 1.52m)

OUTSIDE

REAR GARDEN

DRIVEWAY

