



Ithica Close, Hayling Island, Hampshire

Bedroom with en suite shower | Four Bedrooms | Spacious, modern kitchen, | 3 Reception rooms | Circa 1500 Sq Ft

Asking Price: **£425,000**



Ithica Close, Hayling Island, Hampshire

DESCRIPTION

The property has been extended and modernised by the current owners and now comprises of a spacious family home of some 1500 Sq Ft with Lounge, Modern kitchen, dining and family room.

Ground floor cloakroom.

To the first floor is double bedroom with en suite, 2 further doubles, a single bedroom and a family bathroom.

Garage with plumbing for washing machine.

Driveway parking.

Gas heating and double glazing.

Available now with no onward chain - viewing recommended.





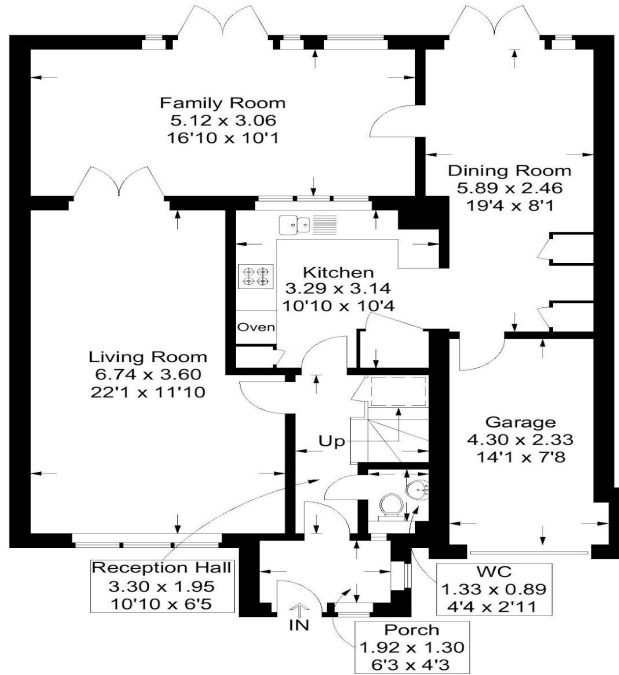
Ithica Close, Hayling Island

Approximate Gross Internal Area = 140.5 sq m / 1513 sq ft

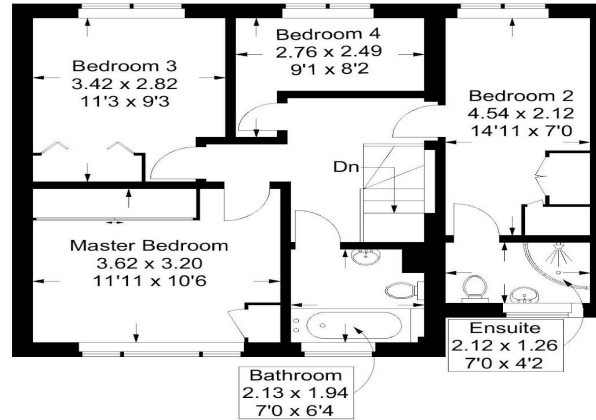
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 141 sq m / 1518 sq ft



Ground Floor



First Floor

= 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

Monday to Friday 9am - 5pm

Saturday 9am - 12 noon

24 Hour emergency service