

## Chichester Avenue, Hayling Island, Hampshire

3 Bedrooms, 2 Bathrooms | Sought after location close to the Beach | Large rear garden | Kitchen/Dining/Lounge with bi-folds

Asking Price: **£565,000**



# Chichester Avenue, Hayling Island, Hampshire

## DESCRIPTION

Situated a short walk to Mengham shops, amenities and the Seafront the property has undergone a comprehensive schedule of modernisation throughout and has previously had planning permission for an extensive first floor conversion to provide spacious four bedroom, 2 bathroom accommodation which has just expired.

The property currently comprises two ground floor bedrooms, family bathroom and office.

Spacious open plan kitchen/living/dining with bi-folding doors to large, West facing rear garden.

On the first floor is an eaves bedroom with en-suite shower room.

Owned solar panels.

No forward chain.

Viewing is highly recommended.

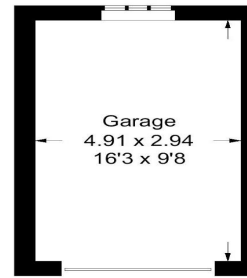
Plans available for viewing.



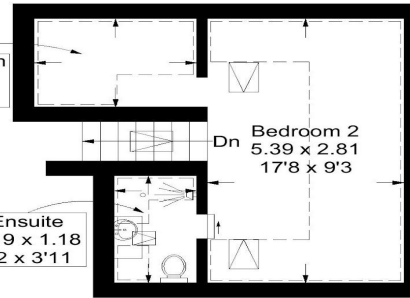


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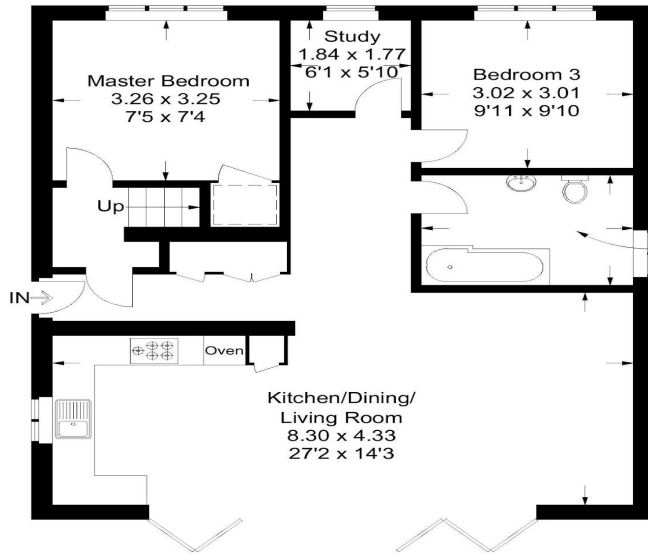
Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft  
 Outbuilding = 14.8 sq m / 159 sq ft  
 Total = 122.7 sq m / 1320 sq ft



Outbuilding



First Floor



Ground 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) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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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