



**Gothic Lodge, Bacon Lane**  
Hayling Island, Hampshire, PO11 0DN

**Three Bedroom Apartment with Garage and Parking**

RENT

**£1,595 pcm**



# Property Features

- Unfurnished Property
- Character Building
- Living Room with Parquet Flooring
- 3 Bedrooms - 2 Double & 1 Single
- Main Bedroom with Wardrobes
- Bathroom with Bath and Shower
- Modern Kitchen
- Use of Shared Garden
- Garage and Car Port
- Gas Central Heating



## Full Description

### OVERVIEW

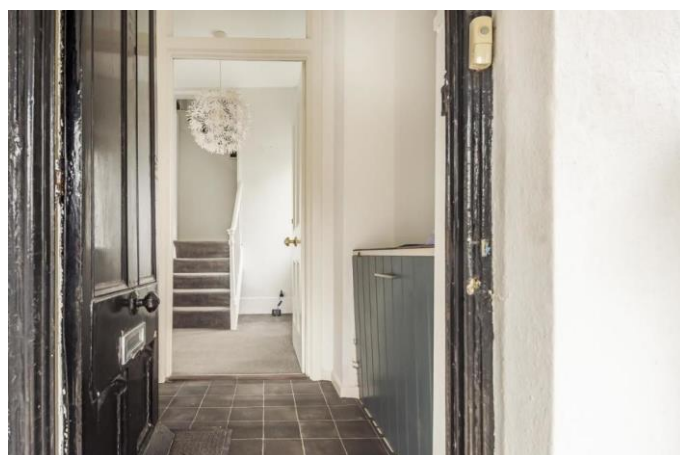
Hampshire Life Homes are delighted to offer for rent this three bedroom, unfurnished, spacious apartment with garage and car port located in Gothic Lodge, Bacon Lane, Hayling Island.

This unique character apartment offers a wealth of period features and is presented in good order. Grade II listed Gothic Lodge is located on a highly sought after tree lined avenue on the south of Hayling Island, just a short walk from award winning beaches and all the amenities that West Town has to offer.

Internally the property comprises entrance hallway, stairs to first floor with storage cupboards, family bathroom with separate bath and shower cubicle, large double bedroom with feature bay window and freestanding wardrobes, second good size double bedroom and a single bedroom/office. The kitchen is fitted with cream shaker style units and includes built in ceramic hob, double oven and dishwasher, plus space for fridge/freezer and washing machine. The large living room has parquet flooring, large bay window and feature fireplace (gas fire is capped off). The apartment has gas central heating throughout.

Externally there is access to a patio garden area, garage (no light or power) and a car port.

Havant Train Station and the A3, with direct links to London are a short drive away.



## ROOM MEASUREMENTS

Lounge: 6.14 x 4.84 (20'2 x 15'11)

Kitchen: 3.54 x 2.40 (11'7 x 7'11)

Bedroom 1: 5.00 x 4.15 (16'5 x 13'7)

Bedroom 2: 4.64 x 3.04 (15'3 x 10.0)

Bedroom 3: 3.04 x 2.34 (9' 11 x 7'8)

Bathroom 3.16 x 2.26 (10'4 x 7'5)

## OTHER INFORMATION

Holding Fee - One Weeks Rent

Deposit - Five Weeks Rent

Non Smokers

No Students

Council Tax Band Band B - Havant Borough Council

## VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES

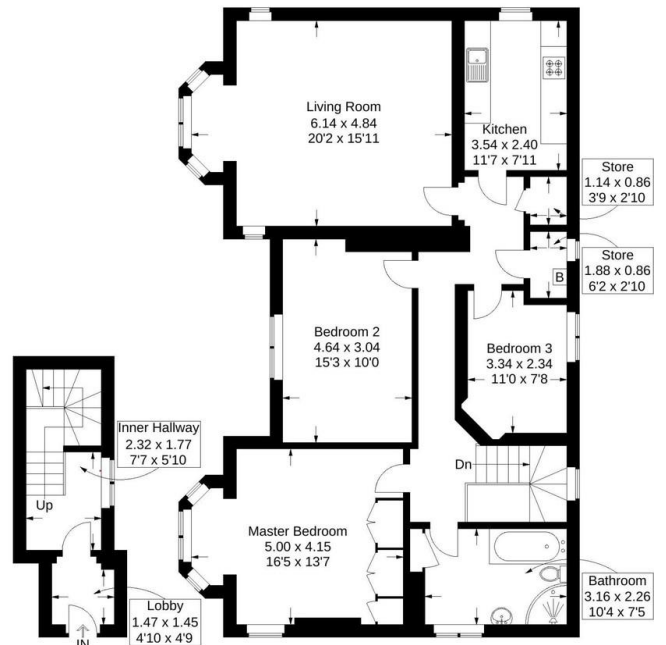
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





### Gothic Lodge, Bacon Lane, Hayling Island

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft  
 Outbuilding = 16.6 sq m / 179 sq ft  
 Total = 136.9 sq m / 1474 sq ft



Ground Floor First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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