

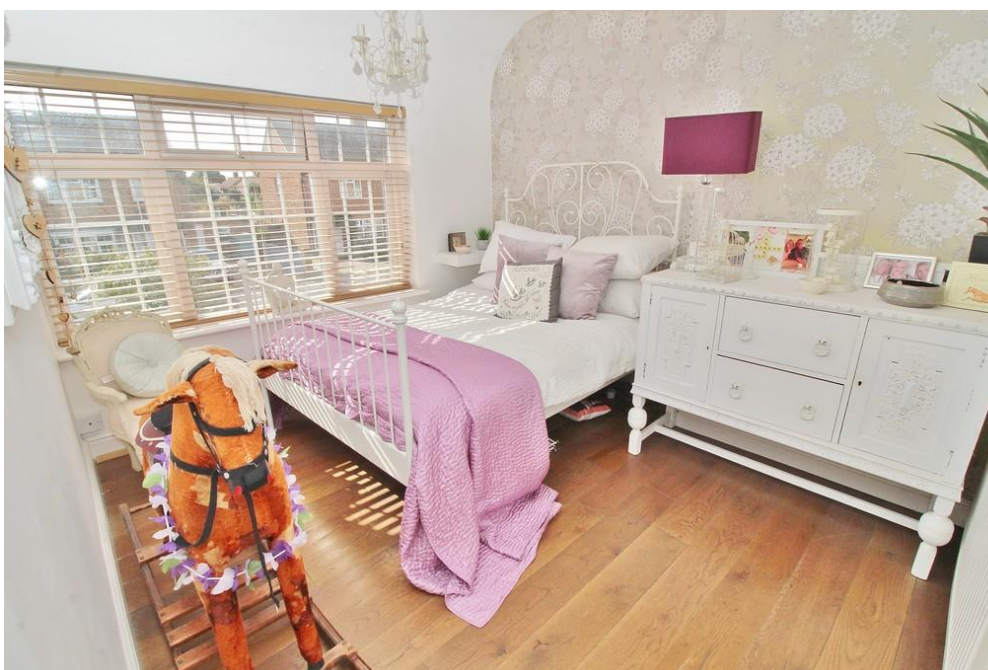


FROM  
**£400,000**  
**22 Blackthorn Drive**  
Hayling Island, PO11 9PA

## PROPERTY SUMMARY

Guide Price £400,000 - £420,000. Perfect family home! This attractive three bedroom property has been subject to a huge amount of enhancements with most recently the installation of a simply stunning fitted kitchen with island unit. The extended kitchen/dining family room with its impressive roof lantern is the real hub of the home, which also consists of a lounge with wood burning stove, two utility rooms, cloakroom, three bedrooms including an impressive loft conversion, a dressing room and a family bathroom. Outside there are storage sheds and a picturesque landscaped rear garden with a lovely patio area with gazebo. An internal viewing is essential to appreciate the size and quality of this wonderful home.





**HALL**

**KITCHEN/DINER 23' 5" x 18' 3" (7.14m x 5.56m)**

**LOUNGE 13' 0" x 11' 10" (3.96m x 3.61m)**

**UTILITY ROOM ONE**

**WC**

**UTILITY ROOM TWO**

**STAIRS**

**LANDING**

**SHOWER ROOM**

**BEDROOM TWO 11' 9" x 9' 11" (3.58m x 3.02m)**

**BEDROOM THREE 10' 10" x 10' 6" (3.3m x 3.2m)**

**DRESSING ROOM**

**STAIRS**

**BEDROOM ONE 15' 1" x 11' 2" (4.6m x 3.4m)**



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 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(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 & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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



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