



£575,000
8 Atherley Road
Hayling Island, PO11 0JS

PROPERTY SUMMARY

This most impressive property, located in a quiet, well regarded cul-de-sac, only a mile from Hayling Seafront, offers exceptionally spacious living accommodation which has been enhanced over the years with the addition of an annexe, which comprises a living room with a kitchen area and access to a shower room and a stunning fitted kitchen/dining/breakfast room. Additionally, on the ground floor, the property comprises a utility room, a large lounge, a ground floor double bedroom/reception (formally a garage), whilst on the first floor there are three bedrooms, two of which are doubles and a modern family bathroom. Outside there is ample off street parking for several cars to the front of the house. To the rear there is a good sized westerly aspect garden, with patio area, large lawn and a covered storage area. An internal viewing is highly recommended to appreciate all which this property has to offer.





ENTRANCE HALL

BEDROOM FOUR 14' 2" x 9' 11" (4.32m x 3.02m)

LIVING ROOM 19' 3" x 13' 8" (5.87m x 4.17m)

KITCHEN/DINING ROOM 22' x 9' 11" (6.71m x 3.02m)

ANNEXE BEDROOM/KITCHEN/LIVING ROOM

19' 11" x 15' 5" (6.07m x 4.7m)

SHOWER ROOM 7' 3" x 5' 10" (2.21m x 1.78m)

UTILITY ROOM 7' 3" x 6' 8" (2.21m x 2.03m)

STAIRS

LANDING

BEDROOM ONE 14' 3" x 11' 7" (4.34m x 3.53m)

BEDROOM TWO 12' 1" x 10' 5" (3.68m x 3.18m)

BEDROOM THREE 8' 5" x 7' 2" (2.57m x 2.18m)

BATHROOM



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

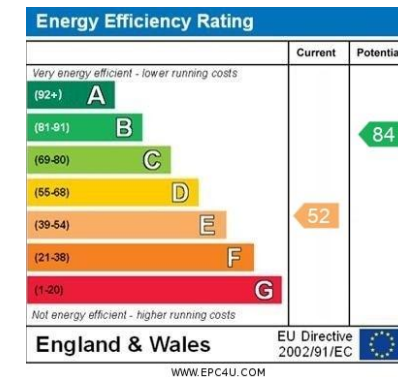
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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



OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk