

£395,000

12 Bosmere Road

Hayling Island, PO11 9SA

PROPERTY SUMMARY

This detached bungalow, located in a popular road to the south east of Hayling Island, offers spacious living space including a large lounge/dining room, kitchen/ breakfast room three bedrooms and a family bathroom. There is a large boarded loft area which potentially could be converted to further enhance the size of the accommodation (subject to the usual relevant permissions). Outside there is a wrap around garden with garage and hardstand to one side and garden areas to the front side and rear. The property is nicely situated for easy access to the beach and the nearby nature reserve. No forward chain.

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PORCH

HALLWAY

SHOWER ROOM

KITCHEN 10' x 9' 3" (3.05m x 2.82m)

DINING ROOM 9' 10" x 9' 10" (3m x 3m)

LEAN TO CONSERVATORY 10' 3 " x 6' 3" (3.12m x 1.91m)

LOUNGE 13' x 12' 7" (3.96m x 3.84m)

BEDROOM ONE 10' x 8' 10" (3.05m x 2.69m)

BEDROOM TWO 10' 3 " x 8' 7" (3.12m x 2.62m)

BEDROOM THREE 9' 6" x 7' 7" (2.9m x 2.31m)

BATHROOM

LOFT AREA 36 ' x 11' (10.97m x 3.35m)

GARAGE 18 ' x 9' (5.49m x 2.74m)

GROUND FLOOR

LOFT AREA



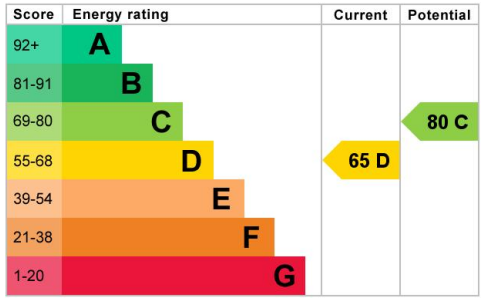
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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