





A deceptively spacious family sized terraced house which is situated only a short drive from both West Town Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks. Sat in a no-through road the home offers three-bedrooms and an open plan lounge/diner.

The property does require a cosmetic make over and would benefit from a new kitchen, but enjoys double glazing, gas central heating and has been rated B on the energy performance certificate.

The accommodation comprises of an entrance hall that accesses the cloakroom, a returning staircase to the first floor and doors to a fitted kitchen at the front, with pine fronted eye and base level units, with roll top work surfaces, built in oven & hob and tiled floor. Across the rear of the house is an open plan lounge/diner offering an abundance of space with patio doors through to a conservatory that overlooks the pretty south facing rear garden.

On the first floor, the landing accesses three double bedrooms, two to the rear and one front facing, along with a shower room.



The rear garden has a patio adjacent to the house and conservatory, ideal for alfresco dining and relaxing, beyond the patio the garden is mainly lawned with flower & shrub borders and beds. There is a brick-built storage shed and a small summerhouse.

Internal inspections are highly recommended to appreciate the abundance of space this terraced home affords.

Hayling Island has an excellent range of local shopping,

leisure facilities and local schools. The property is situated only a short drive from both West Town Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks. Hayling Island has always been a popular location for water enthusiasts, with approx. three miles of beaches, several yacht marinas and sailing clubs with access to the Solent and Chichester Harbour. The sport of windsurfing is believed to have originated here and the island is now popular with paddle boarders. Hayling has a prized links Golf Course, numerous sports clubs, country & coastal footpaths attractive to walkers and cyclists. Just off the island, the nearby town of Havant offers further shopping facilities and one of the South Coast's best served train stations with fast links and several trains an hour directly into London Waterloo or Victoria in approx. 1 hour 20 minutes, and to Portsmouth, Brighton and Chichester. The M27 and the A3 are within easy access.

Council Tax – Havant Borough Council – Band C (£1655.00 per annum)

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



## Brights Lane, Hayling Island

Approximate Gross Internal Area = 104.7 / 1127 ft  
 Outbuilding / External Store = 4.7 sq m / 50 sq ft  
 Total = 109.4 sq m / 1177 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID786151)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

