

Aubrey Close, Hayling Island, Hampshire

Asking Price: £390,000



Morris Dibben

Situated in a quiet and sought after cul-de-sac, this detached house is well presented throughout.

Perfectly suited to a family, this three bedroom property is in good condition and conveniently located in West Hayling within a quarter mile of West Town Village offering an array of local shops, Park, Community Centre and Theatre.

With over 1100 sq. ft of accommodation, the property comprises; Entrance hallway, a spacious living room leading to the dining room, a fitted kitchen with access to an internal lobby leading to the integral garage, a conservatory and a cloakroom on the ground floor level. Upstairs, there are two double bedrooms with a master en-suite, a smaller third bedroom and a family bathroom.
Externally, the rear garden is privately enclosed with fence, wall and plant bed borders and there is a patio seating area. Additionally, the property boasts off road parking to the front leading to the garage.

An internal viewing is highly recommended to fully appreciate this lovely family home.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





















Total floor area 107.9 m² (1,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Council Tax Band: **D**

Tenure: **Freehold**

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Viewing arrangement by appointment: **023 9246 5941**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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