



## 37 Aubrey Close

Hayling Island, PO11 0SU

Offers in the region of £415,000



**\*\*\*THREE BEDROOM DETACHED HOME IN SOUGHT AFTER CUL-DE-SAC LOCATION\*\*\*GARAGE\*\*\*WALKING DISTANCE TO THE BEACH & LOCAL AMENITIES\*\*\*ENSUITE TO MAIN BEDROOM & DOWNSTAIRS WC**





Welcome To Aubrey Close...

We are delighted to offer this well-presented three bedroom detached family home, tucked away in the highly sought-after cul-de-sac of Aubrey Close, West Hayling.

The property enjoys excellent kerb appeal, with a neatly maintained front garden featuring lawn and established hedging, along with off-road driveway parking leading to the integral garage.

Upon entering, the welcoming entrance hallway provides access to a convenient downstairs cloakroom/WC. To the front of the property is a spacious, south-facing living room, filled with natural light and ideal for relaxing. To the rear, a dining area flows seamlessly into the fitted kitchen, which offers ample storage and worktop space, a useful storage cupboard, and internal access to the garage via a lobby. From the dining room, doors open into a bright conservatory, creating a versatile additional living space perfect for families, entertaining, or enjoying the garden outlook year-round.

The first floor comprises three bedrooms, including two generous doubles and a third single bedroom ideal as a nursery, home office or study. The main bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom complete with the bath and heated towel rail.

Externally, the rear garden is of a good size and designed for low maintenance, featuring a patio seating area, lawn, and established borders, all privately enclosed—ideal for children, pets, or outdoor dining.

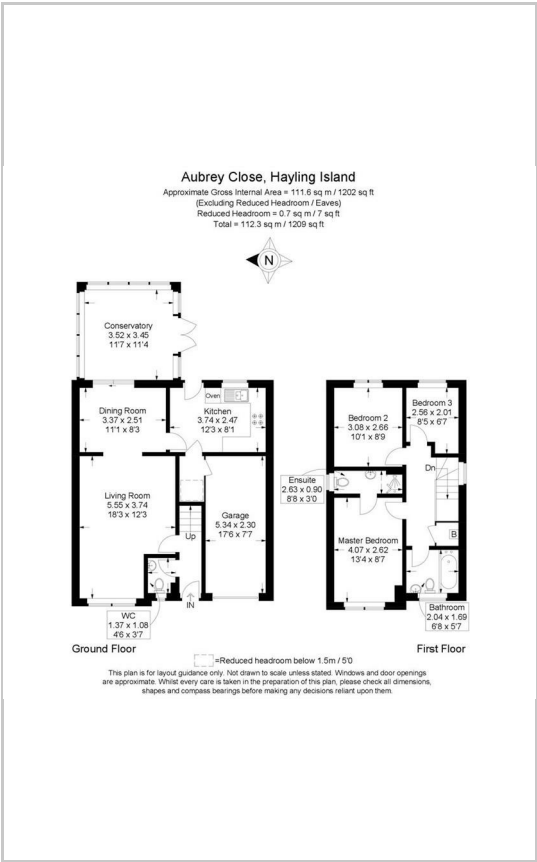
Aubrey Close is quietly positioned yet superbly located within walking distance of West Town Village, offering a range of local amenities including shops, cafés, pubs, a community centre, theatre and park. The beach is also approximately a 15-minute walk away, making this an excellent coastal lifestyle choice.

With over 1,200 sq. ft. of well-proportioned accommodation, this attractive home is perfectly suited to families and those seeking a peaceful yet convenient location. An internal viewing is highly recommended to fully appreciate everything this lovely property has to offer.

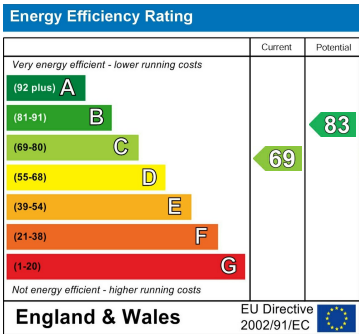
Area Map



Floor Plans



Energy Efficiency Graph



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