





GUIDE PRICE £300k - £325k NEXA Properties is delighted to introduce this well-proportioned three-bedroom home, ideally situated in a cul-de-sac position on Ithica Close, Hayling Island. Offering approximately 925 sq. ft. of internal accommodation, the property boasts an impressive 22ft living room, a separate dining room, three bedrooms, a modern-style shower room and a detached garage measuring over 17ft in length. With versatile living accommodation and a desirable residential setting, this property presents an excellent opportunity for families, first-time buyers or those looking to enjoy island living.

Upon entering, you are welcomed by a reception hallway providing access to the principal ground floor accommodation, including a convenient downstairs WC. The spacious 22ft living room offers an excellent space for relaxing and entertaining, with plenty of room for comfortable seating. To the rear, the separate dining room enjoys French doors opening onto the outside, creating a lovely connection between indoor and outdoor living. The kitchen is conveniently positioned alongside the dining room and offers a practical layout with ample worktop and storage space.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom measuring 12'9" x 12'0". Bedrooms two and three provide flexible accommodation, ideal for children, guests or those requiring a dedicated home office. A family shower room serves all three bedrooms, completing the upstairs accommodation.

Externally, the property benefits from a detached garage measuring 17'1" x 8'8", providing valuable storage or secure parking. Ithica Close is conveniently positioned for access to Hayling Island's beautiful beaches, coastal walks and local amenities, including shops, cafés and schools. The island also offers excellent opportunities for sailing, watersports and outdoor pursuits, whilst nearby Havant provides mainline railway connections and access to the A27 and A3(M).



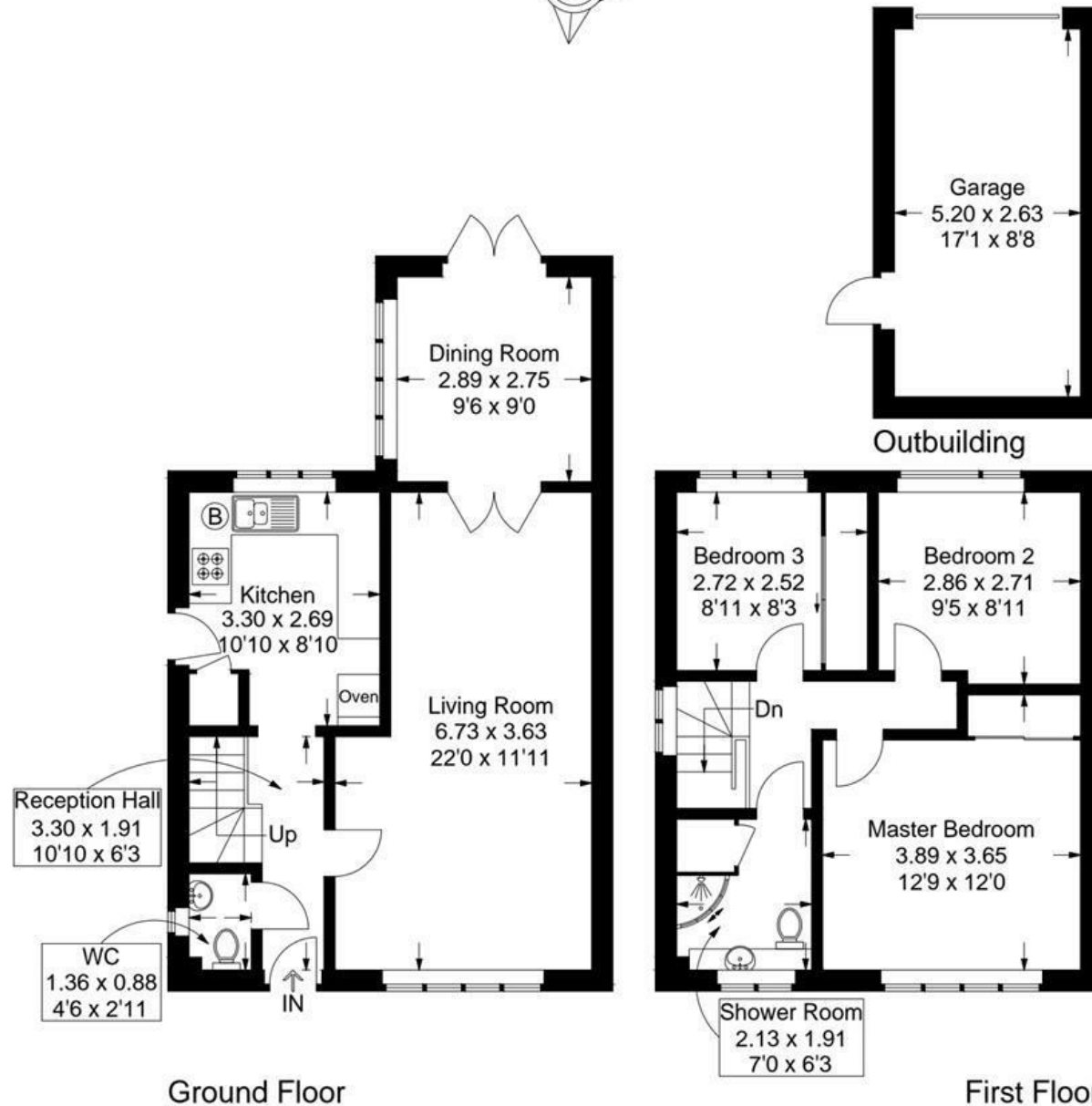
- THREE BEDROOM
FAMILY HOME
- CUL-DE-SAC LOCATION
- IMPRESSIVE 22FT
LIVING ROOM
- GENEROUS PRINCIPAL
BEDROOM
- TWO ADDITIONAL
BEDROOMS
- CONVENIENT
DOWNSTAIRS WC &
FIRST FLOOR SHOWER
ROOM
- GARAGE & DRIVEWAY
- POPULAR HAYLING
ISLAND LOCATION

Ithica Close, Hayling Island

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft

Outbuilding = 14.2 sq m / 152 sq ft

Total = 100.1 sq m / 1077 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.