



Energy performance certificate (EPC)			
17a Wheatlands Avenue HAYLING ISLAND PO11 9SG	Energy rating C	Valid until:	10 January 2032
		Certificate number:	8332-7429-3100-0849-2296
Property type		Semi-detached house	
Total floor area		84 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

17a Wheatlands Avenue
Hayling Island PO11 9SG

£375,000

DESCRIPTION

Offered with no forward chain, this beautifully presented three-bedroom semi-detached house is ideally located just a short stroll to the beach, making it perfect for families, professionals, or those seeking a coastal lifestyle. originally a two-bedroom property, the current owners have thoughtfully reconfigured the second bedroom into a single bedroom and a nursery/study. This versatile layout can easily be restored to create a spacious second double bedroom if desired. The ground floor features a stylish and contemporary lounge with attractive feature panelling and media wall, there's also a modern fitted kitchen/diner overlooking the rear garden, and a convenient ground floor WC. Upstairs bedroom 1 benefits from built in wardrobes plus there's a family bathroom. Outside, the low maintenance rear garden offers excellent flexibility, including a summerhouse that could be used as a home gym, hobby room, garden bar or relaxation space. The garage has been converted to provide a useful studio or home office, while still retaining a generous storage area. To the front, there's ample off road parking with space for multiple vehicles. Further benefits include double glazing and gas central heating. A superb move-in-ready home offering flexible living accommodation in a lovely coastal location. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE 14' 5" x 12' 5" (4.39m x 3.78m)

KITCHEN/DINER 3' 3" x 11' 1" (0.99m x 3.38m)

FIRST FLOOR

BEDROOM 1 12' 7" (to front of wardrobes) x 8' 9" (3.83m x 2.66m)



BEDROOM 2 7' 6" narrowing to 4'6" x 8' 4" Narrowing to 5'1"(2.28m x 2.54m)

BEDROOM 3/STUDY 7' 6" x 5' 4" (2.28m x 1.62m)

BATHROOM 6' 1" x 5' 2" (1.85m x 1.57m)

OUTSIDE

REAR GARDEN

SUMMERHOUSE 15' 0" x 11' 1" (4.57m x 3.38m)

STUDIO 9' 0" x 6' 9" (2.74m x 2.06m)

STORE ROOM 9' 0" x 8' 5" (2.74m x 2.56m)

DRIVEWAY

