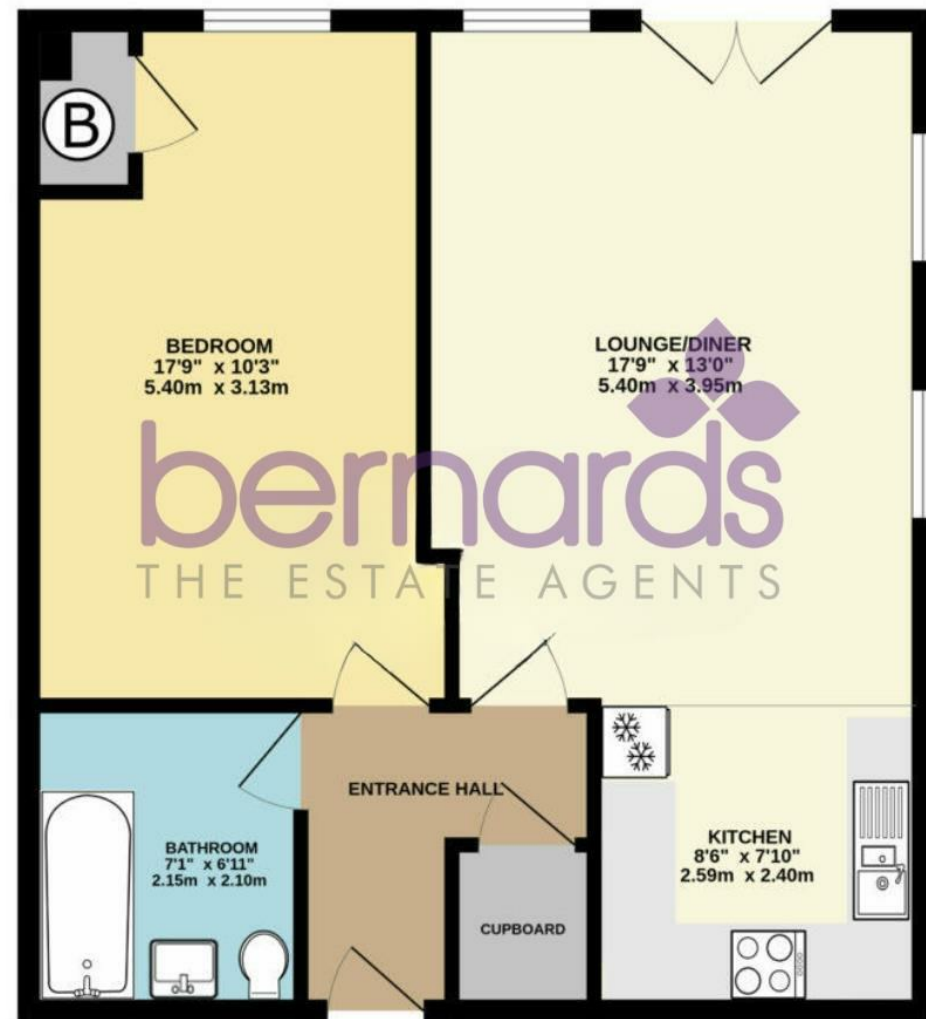


FIRST FLOOR



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £195,000

West Lane, Hayling Island PO11 0FP

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLAN LIVING/DINING
- ❖ WELL PRESENTED FAMILY BATHROOM
- ❖ ALLOCATED OFF ROAD PARKING
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ INVESTMENT OPPORTUNITY
- ❖ CLOSE TO LOCAL AMENITIES
- A MUST VIEW

This delightful one-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 603 square feet, the property is designed for modern living, featuring an inviting open-plan layout that seamlessly connects the living, dining, and kitchen areas. This design not only maximises space but also creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The flat comprises a well-appointed bedroom, providing a peaceful retreat at the end of the day, alongside a contemporary bathroom that caters to all your needs. The property also benefits from allocated off-road parking for one vehicle, ensuring that you have a secure and convenient space for your car.

Hayling Island is renowned for its stunning coastal scenery and vibrant community, making it an ideal location for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Whether you are a first-time buyer, a professional seeking a seaside escape, or looking to invest in a rental property, this flat presents an excellent opportunity.

In summary, this purpose-built flat on Hayling Island is a charming and practical choice for anyone looking to enjoy the beauty of island living, combined with the comforts of modern design. Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

BEDROOM
17'8" x 10'3" (5.40 x 3.13)

BATHROOM
6'10" x 7'0" (2.10 x 2.15)

LOUNGE/DINER
17'8" x 12'11" (5.40 x 3.95)

KITCHEN
8'5" x 7'10" (2.59 x 2.40)

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy

solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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