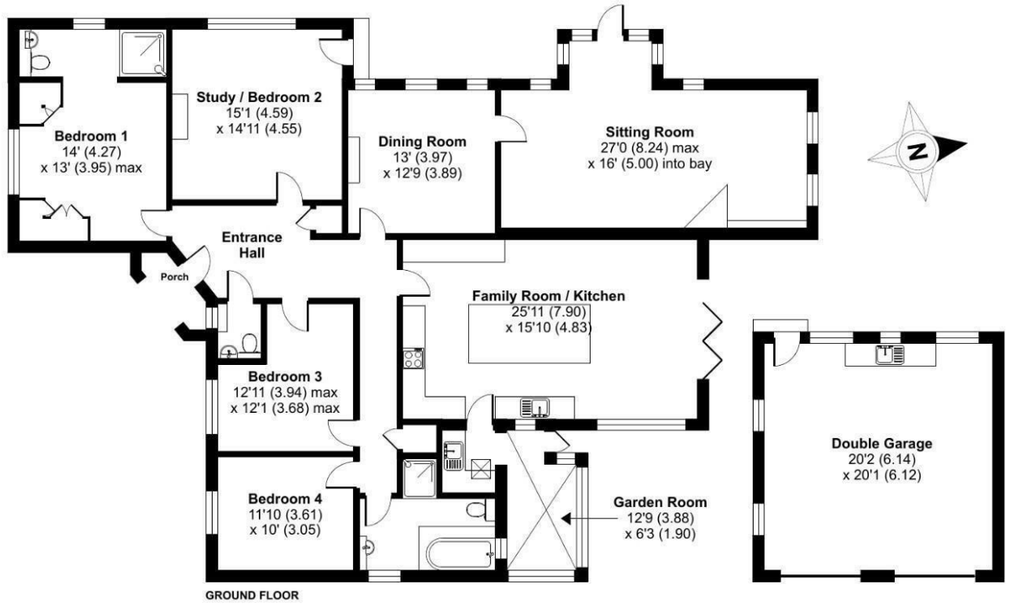
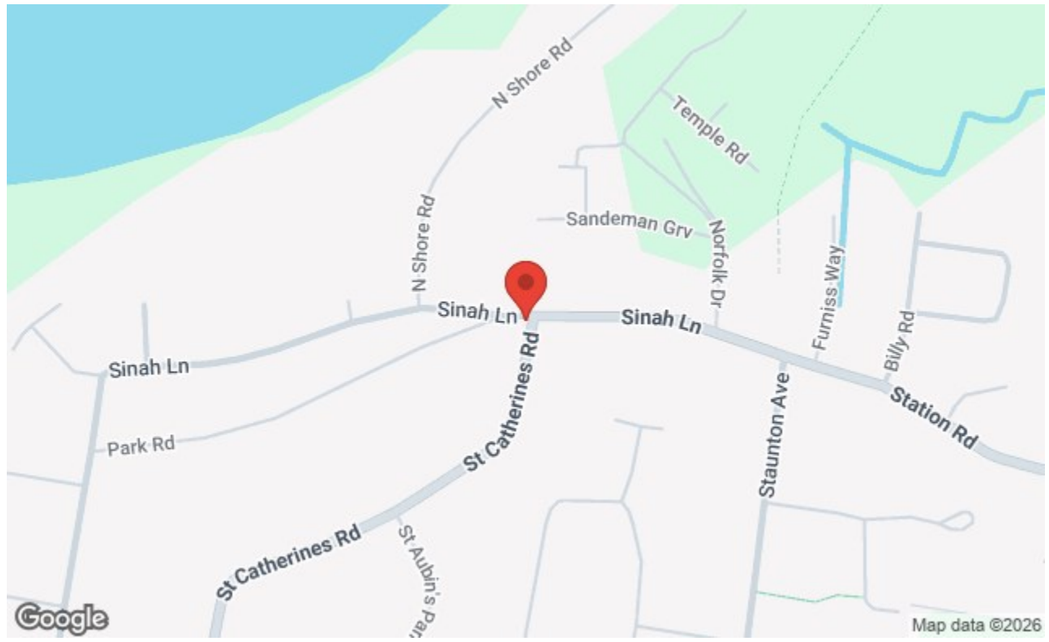
Approximate Area = 2183 sq ft / 202.8 sq m
Garage = 403 sq ft / 37.4 sq m
Total = 2586 sq ft / 240.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Taylor Hill & Bond. REF: 1329857



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t: 02392 482147

FOR SALE

Offers In Excess Of £900,000

St. Catherines Road, Hayling Island PO11 0HE

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HIGHLIGHTS

- Charming Detached Bungalow
- 27ft Lounge with Library Area
- Extended Kitchen/Family Room
- Sun Room with views to Garden
- Four Proportionate Bedrooms
- Primary with Ensuite Facilities
- Family Bathroom & Cloakroom
- Third of an Acre Plot
- Double Garage with Water Supply
- Private Driveway for Multiple Cars

Nestled on the picturesque St. Catherines Road in Hayling Island, this charming detached bungalow, built in 1926, offers a delightful blend of character and modern living. Set within a generous third of an acre plot, the property boasts beautifully landscaped gardens, complete with a feature pond and an array of fruit trees, creating a serene outdoor retreat.

The spacious accommodation offers four well-proportioned bedrooms, including a primary with ensuite facilities, ensuring comfort and privacy for all family members. The bungalow is designed for both relaxation and entertainment, with two inviting reception rooms. The expansive 27ft living room is a standout feature, providing ample space for a music area and a library, perfect for unwinding after a long day. Additionally, a separate dining room offers an ideal setting for family meals and gatherings.

For those with multiple vehicles, the property includes off-road parking for up to six cars, along with a detached double garage, providing convenience, storage and security. The garden/sun room further enhances the living space, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

This spacious and generously designed property is perfect for those seeking a peaceful lifestyle in a beautiful setting, while still being close to local amenities and the stunning coastline of Hayling Island. With its unique character and ample space, this bungalow is a rare find and not to be missed.

Call today to arrange a viewing
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PROPERTY INFORMATION

LIVING ROOM
27'0" x 16'4" (8.24 x 5.00)

DINING ROOM
13'0" x 12'9" (3.97 x 3.89)

FAMILY ROOM/KITCHEN
25'11" x 15'10" (7.90 x 4.83)

GARDEN/SUN ROOM
12'8" x 6'2" (3.88 x 1.90)

BEDROOM ONE
14'0" x 12'11" (4.27 x 3.95)

BEDROOM TWO
15'0" x 14'11" (4.59 x 4.55)

BEDROOM THREE
12'11" x 12'0" (3.94 x 3.68)

BEDROOM FOUR
11'10" x 10'0" (3.61 x 3.05)

DOUBLE GARAGE
20'1" x 20'0" (6.14 x 6.12)

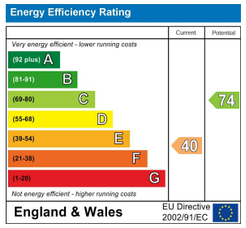
COUNCIL TAX BAND F

MORTGAGE SERVICES
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 contact your 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 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.



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