



Price Guide £375,000

Katrina Gardens, Hayling Island PO11 0NW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Large Sitting Room
- ❖ Separate Dining Room
- ❖ Garden Aspect Kitchen
- ❖ Primary Bedroom with Ensuite
- ❖ Family Bathroom with Shower
- ❖ Garage with Courtesy Door
- ❖ South Facing Garden
- ❖ Private Driveway
- ❖ Call to View

**\*\* DETACHED HOME WITH GARAGE \*\***

Nestled in a sought-after locality of Hayling Island, this spacious three-bedroom detached property offers an excellent family home with a wealth of potential. Set on a corner plot, the property boasts a well-maintained exterior and off-road parking with the benefit of a single garage. An early viewing is advised to fully appreciate what this property has to offer.

Upon entering the property, the entrance hallway provides access to all ground floor rooms and stairs rising to first floor. Offering a versatile layout that is flexible for a modern open plan living arrangement, the sitting room is light and spacious with multiple aspect windows that overlook both the front and side aspect. A separate dining area leads through to a fully equipped kitchen, providing a perfect space for entertaining or relaxing with the family. The property also offers a convenient downstairs cloakroom/WC.

To the first floor, the landing flows centrally across to

all rooms including the neutral family bathroom offering shower and bath facilities that services bedrooms two and three. The primary is an excellent space, boasting built in storage and en-suite facilities with beautifully light large multi aspect front and side windows. Bedroom two is another good size and sits to the rear elevation adjacent to bedroom three overlooking the garden.

Externally, the South-East facing corner plot is fenced surround and provides an attractive garden with plenty of potential complete with paved patio area and zoned areas of lawn with mature and tree-lined borders. The driveway allows for easy off-road parking, while the garage offers additional secure storage or workshop space. Side access is also available via a secure gate and provides external access to garage from within the garden. Sited close to the 13th century St Mary's upon the highest point of the island; whilst suitably located close to shops, schools and scenic walks across fields to sea.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
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# PROPERTY INFORMATION

**SITTING ROOM**  
11'6" x 17'11" (3.53 x 5.48)

**DINING ROOM**  
8'4" x 9'6" (2.56 x 2.90)

**KITCHEN**  
9'7" x 12'8" (2.93 x 3.87)

**BEDROOM ONE**  
11'6" x 12'2" (3.53 x 3.71)

**BEDROOM TWO**  
9'1" x 9'6" (2.79 x 2.90)

**BEDROOM THREE**  
6'5" x 9'6" (1.96 x 2.90)

**GARAGE**  
10'6" x 20'4" (3.22 x 6.21)

**COUNCIL TAX BAND D**

## 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.

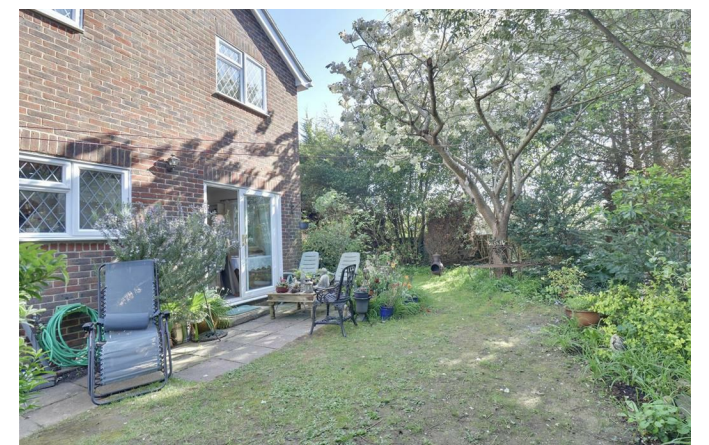
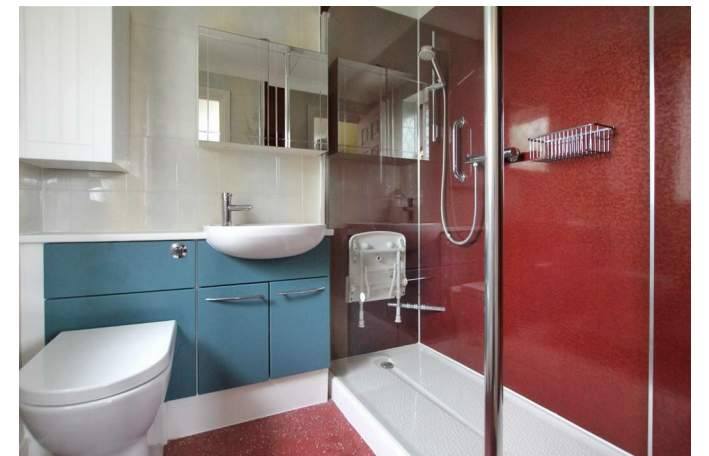
## REMOVALS

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>	84
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(46-54) <b>D</b>	
(39-45) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	71
England & Wales	EU Directive 2002/91/EC



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