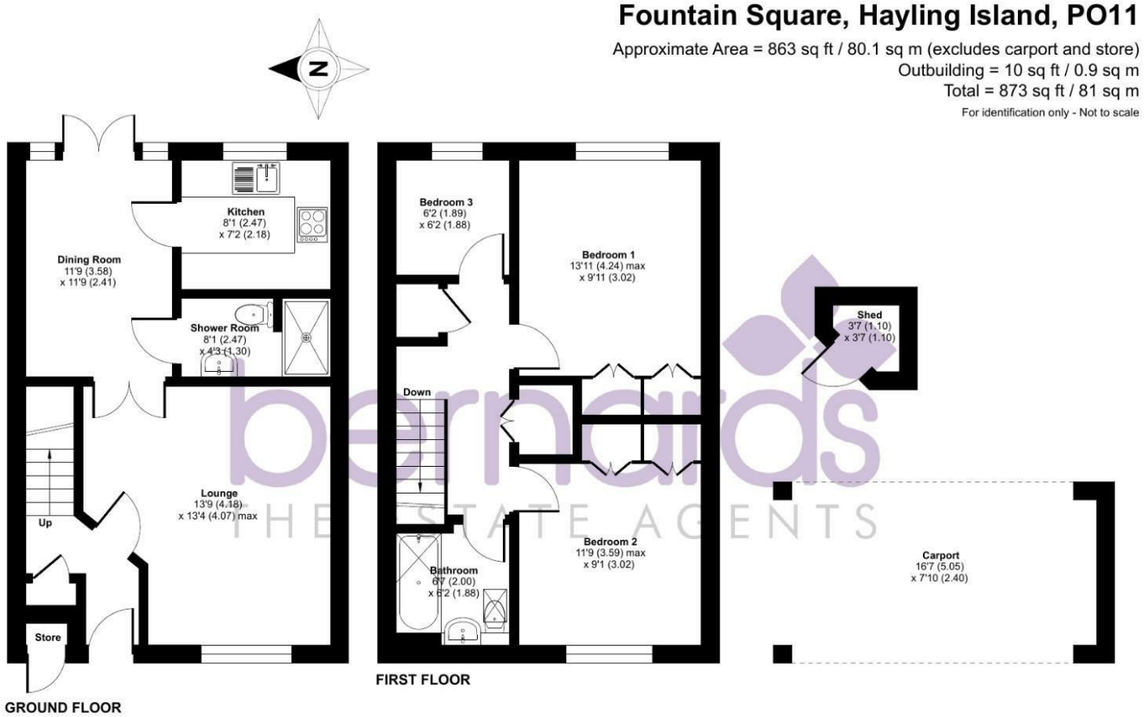
# Fountain Square, Hayling Island, PO11

Approximate Area = 863 sq ft / 80.1 sq m (excludes carport and store)
Outbuilding = 10 sq ft / 0.9 sq m
Total = 873 sq ft / 81 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1455091

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

## Guide Price £325,000

Fountain Square, Hayling Island PO11 0FB

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## HIGHLIGHTS

- GATED COMMUNITY
- THREE BEDROOMS
- MID-TERRACE
- CONVENIENT LOCATION
- OVER 55s ONLY
- CARPORT
- VISITOR PARKING
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS BATHROOM
- CALL TO VIEW

Situated within an attractive and well-maintained gated development in the highly regarded West Hayling area, this beautifully presented three-bedroom mid-terrace home offers comfortable and spacious accommodation designed exclusively for the over 55s.

Enjoying a peaceful position within the development, the property forms part of an appealing courtyard setting centred around an ornamental fountain, with secure intercom-controlled access for both residents and visitors, creating a safe and welcoming community atmosphere.

The accommodation is thoughtfully arranged throughout. The ground floor comprises a welcoming entrance hallway leading through to a bright and generously sized living room with pleasant outlooks over the communal grounds. A separate dining area provides an ideal space for entertaining or everyday dining, while the fitted kitchen offers a range of storage units, work surfaces and integrated appliances. A ground floor shower room further enhances the practicality and flexibility of the layout.

To the first floor are three well-proportioned bedrooms, including two spacious double rooms with fitted wardrobes, alongside a versatile third bedroom ideal for guests, a study or hobby room. A well-appointed family bathroom completes the upstairs accommodation.

Externally, the property benefits from a private rear garden designed for ease of maintenance, providing a pleasant outdoor seating area to enjoy the quieter surroundings. The beautifully cared-for communal gardens and central fountain feature further enhance the overall setting and appeal of the development.

Additional benefits include an allocated carport together with visitor parking for guests.

Conveniently located within easy reach of local shops, amenities and Hayling Park, the property is also less than a mile from the seafront and scenic coastal walks. This is an excellent opportunity to acquire a well-presented home within a secure and highly desirable retirement community.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

# PROPERTY INFORMATION

**LOUNGE**
13'8" x 13'4" (4.18 x 4.07)

**DINING ROOM**
11'8" x 7'10" (3.58 x 2.41)

**KITCHEN**
8'1" x 7'1" (2.47 x 2.18)

**SHOWER ROOM**
8'1" x 4'3" (2.47 x 1.30)

**BEDROOM**
13'10" x 9'10" (4.24 x 3.02)

**BEDROOM**
11'9" x 9'10" (3.59 x 3.02)

**BEDROOM**
6'2" x 6'2" (1.89 x 1.88)

**BATHROOM**
6'6" x 6'2" (2.00 x 1.88)

**ANTI MONEY LAUNDERING HAVANT**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**COUNCIL TAX BAND C**
Havant Borough Council: BAND C

**MORTGAGE & PROTECTION**
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

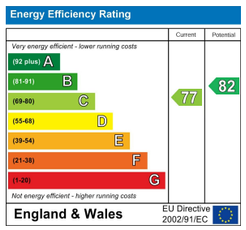
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER VERIFICATION PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**PROPERTY REMOVALS**
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR QUOTES**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**TENURE**
Freehold

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