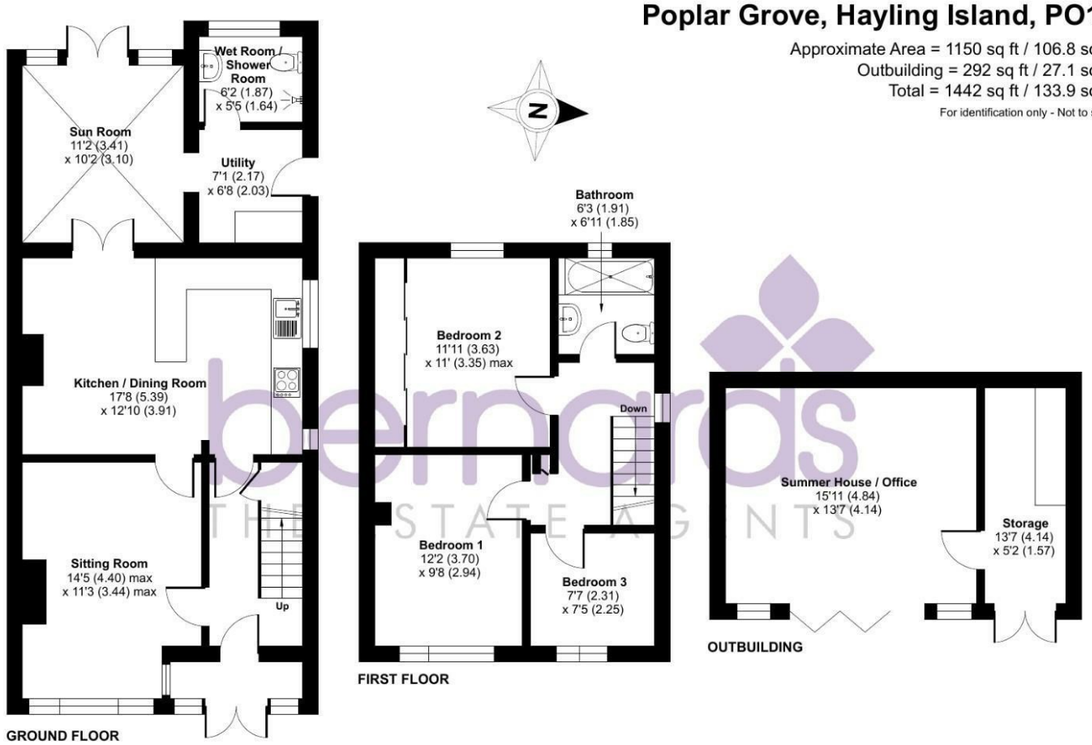
# Poplar Grove, Hayling Island, PO11

Approximate Area = 1150 sq ft / 106.8 sq m
Outbuilding = 292 sq ft / 27.1 sq m
Total = 1442 sq ft / 133.9 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: 1433985




1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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FOR SALE

## Offers In Excess Of £400,000

Poplar Grove, Hayling Island PO11 9DN

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## HIGHLIGHTS

- THREE BEDROOM
- SEMI DETACHED
- SITTING ROOM
- KITCHEN/DINING ROOM
- SUN ROOM
- UTILITY ROOM
- SUMMER HOUSE/OFFICE
- LARGE GARDEN
- OFF ROAD PARKING
- A MUST VIEW

Nestled in the charming area of Poplar Grove on Hayling Island, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,442 square feet, the property boasts a spacious sitting room, ideal for relaxation and entertaining guests. The well-appointed kitchen seamlessly connects to the dining room, creating a warm and inviting atmosphere for family meals.

One of the standout features of this home is the sun room, which floods the space with natural light and provides a lovely spot to enjoy the garden views. Additionally, a utility room adds convenience to daily living, making chores a breeze.

The property is further enhanced by a large garden, which not only offers ample outdoor space for recreation but also includes a charming summer house that can serve as a home office or a peaceful retreat. Off-road parking is available, ensuring that you and your guests have easy access to the property.

With air conditioning throughout, this home promises comfort during the warmer months, making it an ideal choice for families or those seeking a tranquil lifestyle by the coast. This semi-detached house in Hayling Island is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of modern living.

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

# PROPERTY INFORMATION

**SITTING ROOM**
14'5" x 11'3" (4.40 x 3.44)

**KITCHEN/DINING ROOM**
17'8" x 12'9" (5.39 x 3.91)

**SUN ROOM**
11'2" x 10'2" (3.41 x 3.10)

**UTILITY**
7'1" x 6'7" (2.17 x 2.03)

**WET ROOM / SHOWER ROOM**
6'1" x 5'4" (1.87 x 1.64 )

**BEDROOM ONE**
12'1" x 9'7" (3.70 x 2.94 )

**BEDROOM TWO**
11'10" x 10'11" (3.63 x 3.35)

**BEDROOM THREE**
7'6" x 7'4" (2.31 x 2.25)

**BATHROOM**
6'3" x 6'0" (1.91 x 1.85 )

**SUMMER HOUSE/OFFICE**
15'10" x 13'6" (4.84 x 4.14)

**STORAGE**
13'6" x 5'1" (4.14 x 1.57)

**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

**HAVANT COUNCIL TAX BAND**
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.

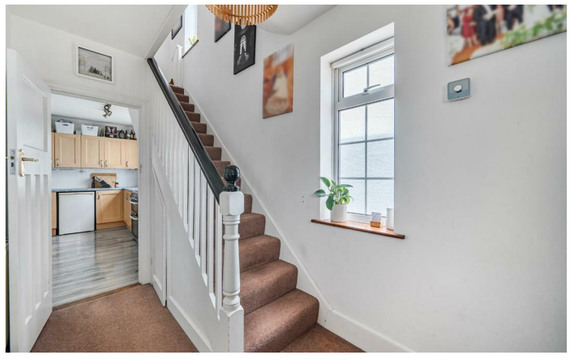
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**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 OF PROPERTY**
Freehold









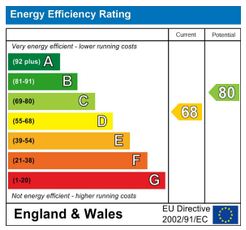











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