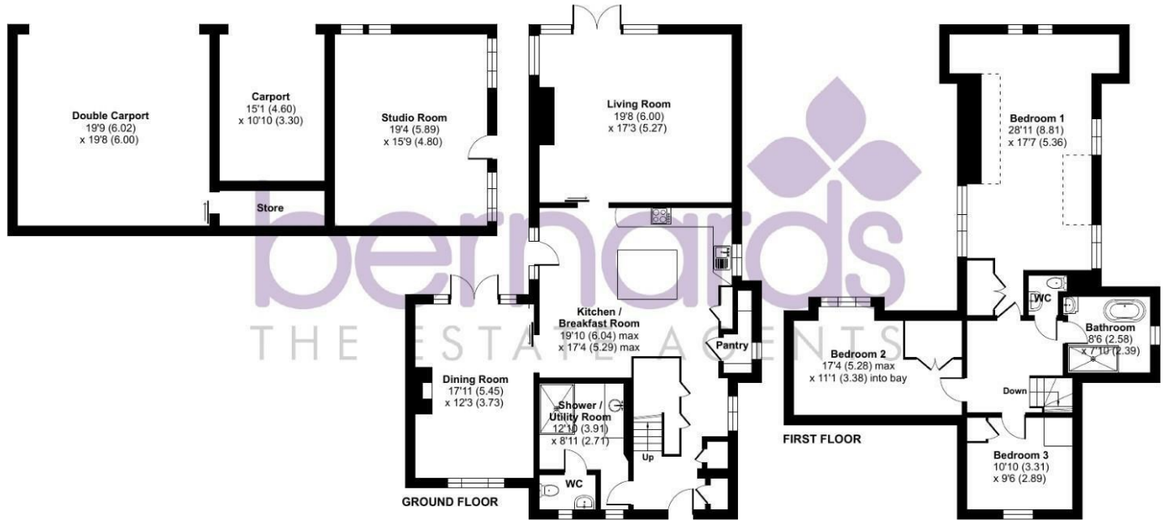
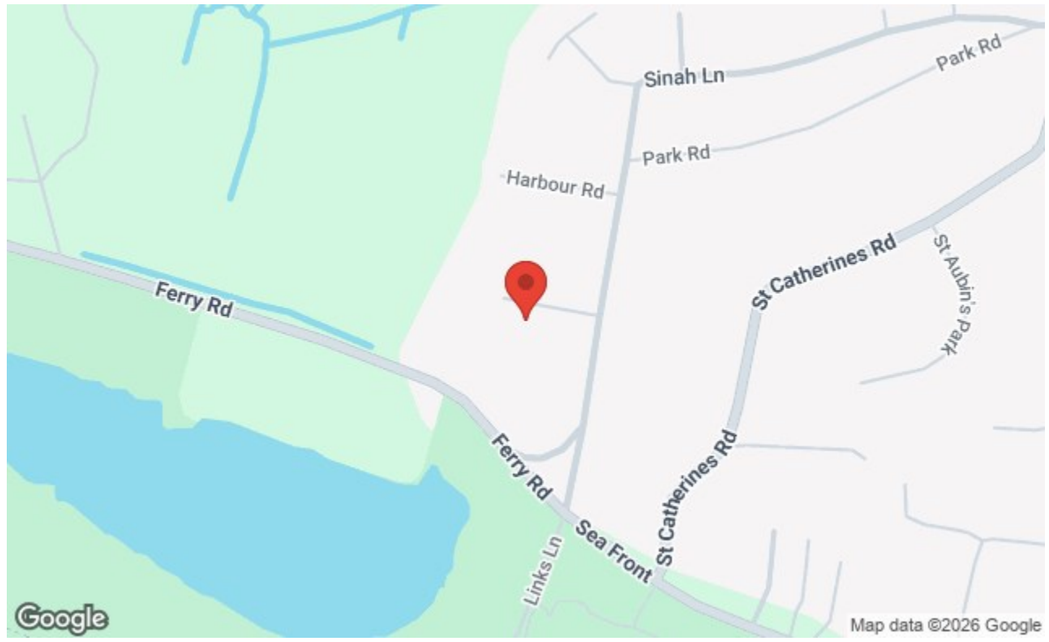
Lime Grove, Hayling Island, PO11

Approximate Area = 1992 sq ft / 185 sq m (excludes carports / Store)
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Outbuilding = 310 sq ft / 28.7 sq m
Total = 2345 sq ft / 217.8 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1468597



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

FOR SALE

Offers In Excess Of £800,000

Lime Grove, Hayling Island PO11 0HS

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3 2 2

HIGHLIGHTS

- DETACHED
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- LIVING ROOM
- SHOWER/UTILITY ROOM
- OPEN PLAN LIVING
- MULTIPLE CARPORTS
- LARGE PLOT
- A MUST VIEW

Situated in the sought-after Lime Grove on Hayling Island, this beautifully presented three-bedroom detached home offers stylish modern living on an impressive plot. Spanning approximately 1,992 sq ft of internal accommodation, with an additional 473 sq ft of outbuilding space, the property combines contemporary finishes with spacious and versatile accommodation, making it ideal for family and those who love to entertain.

The ground floor features two elegant reception rooms that include a wood burning stove and an open fire place, providing flexible living and dining space, alongside a stunning modern kitchen/breakfast room that forms the heart of the home. A convenient downstairs shower/utility room with a separate WC add further practicality for modern family living.

Upstairs, there are three well-sized bedrooms complemented by a stylish family bathroom and additional upstairs WC, all finished to a high standard.

Externally, the property enjoys a generous plot with excellent outdoor space, perfect for keen gardeners, relaxing or family activities. Additional benefits include multiple carports offering plenty of space to store cars and water sports equipment. Plus, a large studio room for working from home, or a media/games room.

Offering easy access to Hayling Island Golf Club plus a superb blend of style, space, and location, this exceptional home is a must-see for buyers seeking modern coastal living on Hayling Island.

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

PROPERTY INFORMATION

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

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.

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.

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.

TENURE OF PROPERTY
Freehold

KITCHEN/BREAKFAST ROOM
19'9" x 17'4" (6.04 x 5.29)

SHOWER ROOM
12'9" x 8'10" (3.91 x 2.71)

DINING ROOM
17'10" x 12'2" (5.45 x 3.73)

LIVING ROOM
19'8" x 17'3" (6.00 x 5.27)

BEDROOM ONE
28'10" x 17'7" (8.81 x 5.36)

BEDROOM TWO
17'3" x 11'1" (5.28 x 3.38)

BEDROOM THREE
10'10" x 9'5" (3.31 x 2.89)

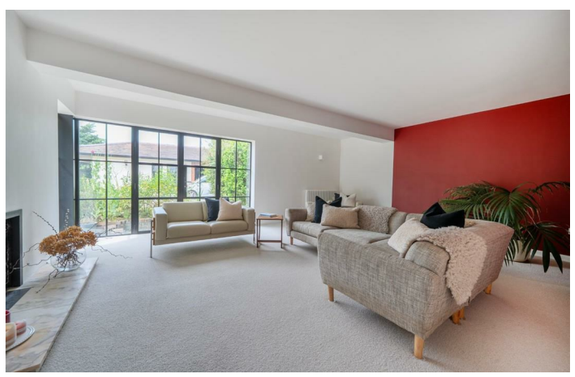
BATHROOM
8'5" x 7'10" (2.58 x 2.39)

STUDIO ROOM
19'3" x 15'8" (5.89 x 4.80)

DOUBLE CARPORT
19'9" x 19'8" (6.02 x 6.00)

CARPORT
15'1" x 10'9" (4.60 x 3.30)









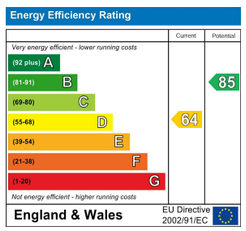












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