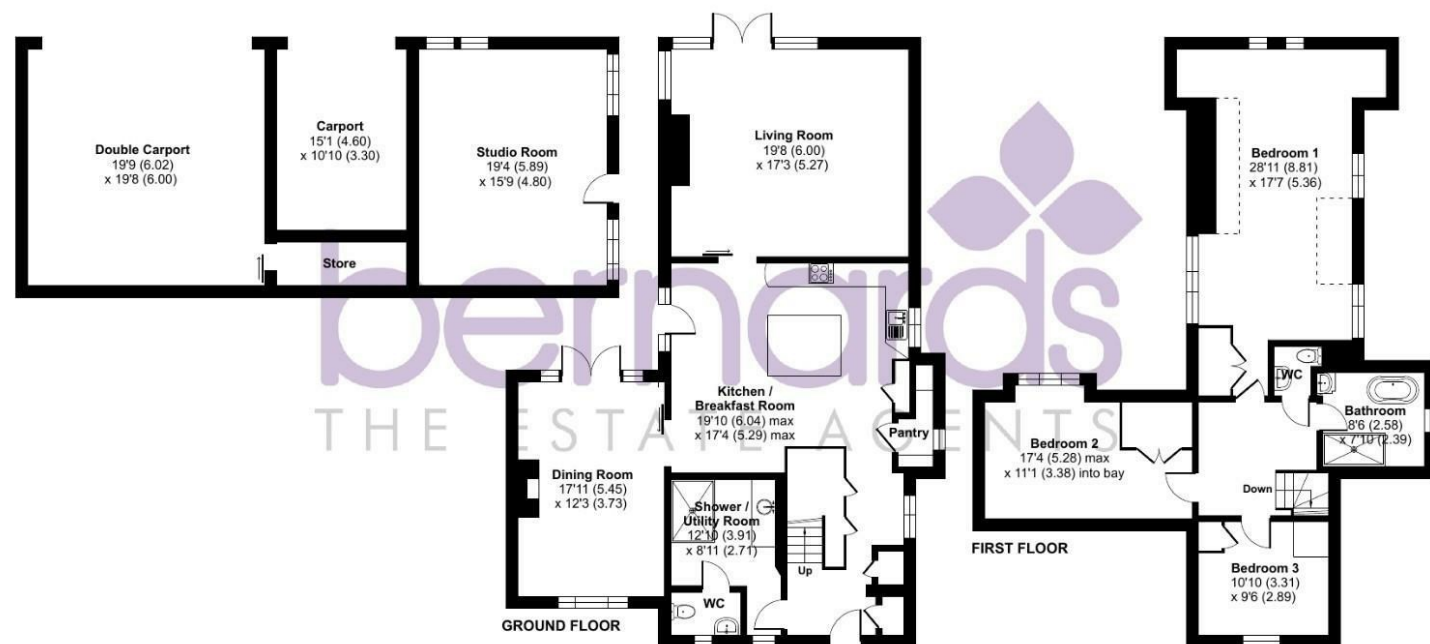




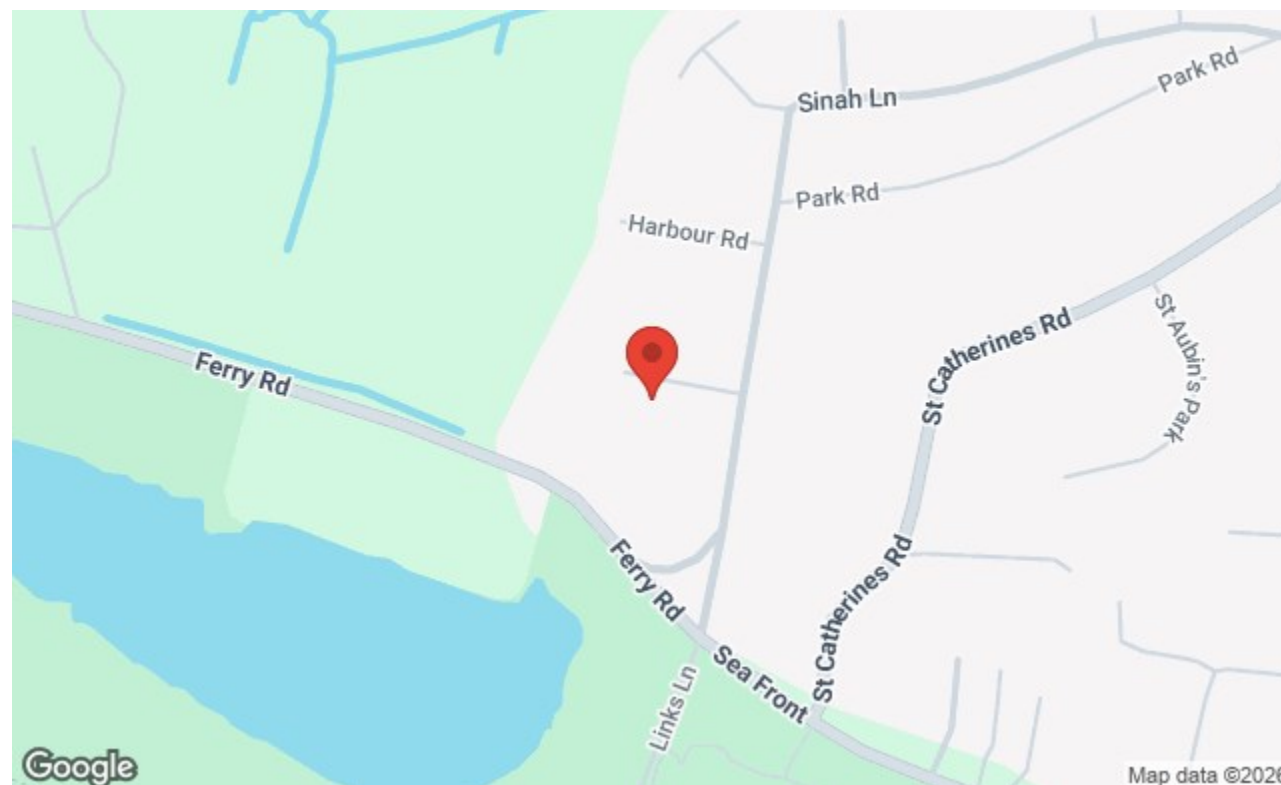
Denotes restricted  
head height

## 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468597



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



Offers In Excess Of £850,000

Lime Grove, Hayling Island PO11 0HS

**bernards**  
THE ESTATE AGENTS



## 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](http://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 )



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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