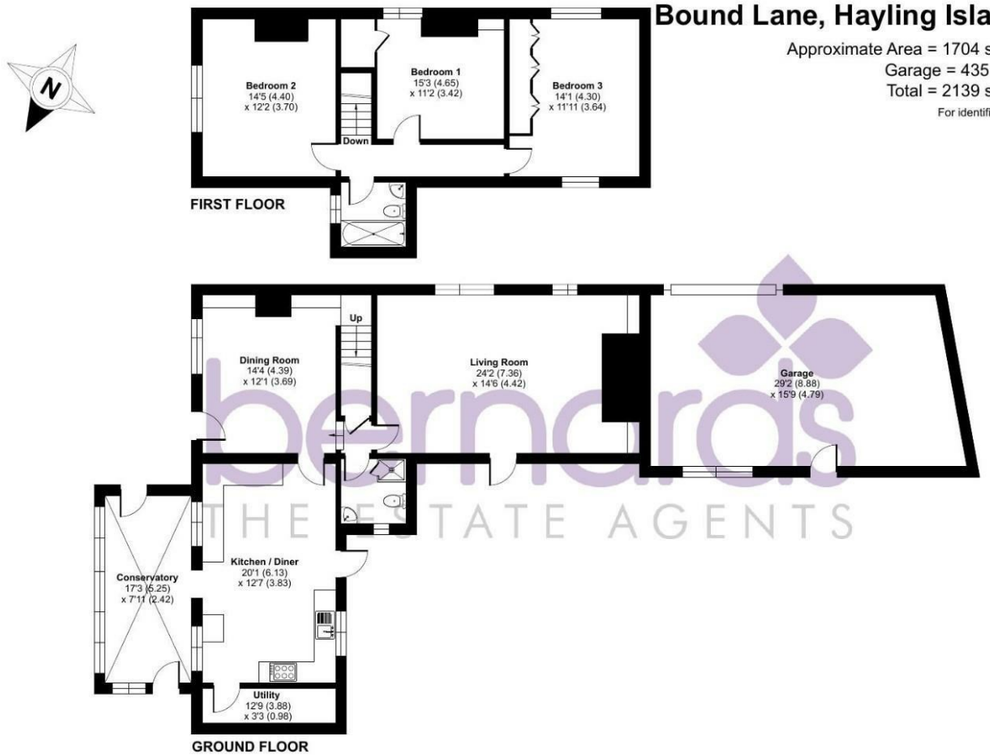
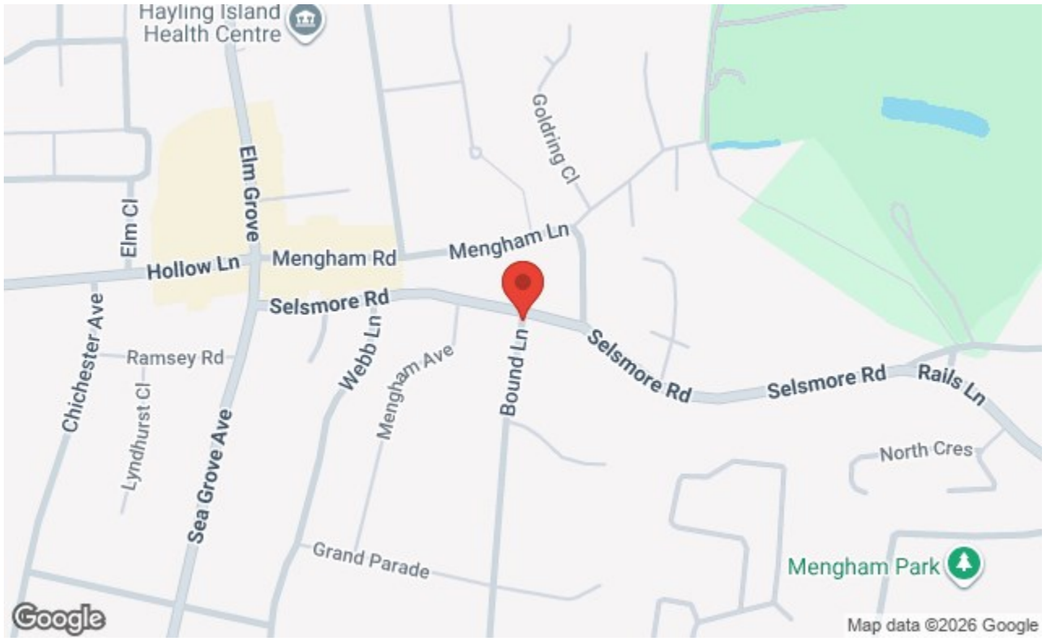




1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Offers In Excess Of £575,000

Bound Lane, Hayling Island PO11 9HU

bernards THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- DETACHED CHARACTER FAMILY HOME
- THREE GENEROUS BEDROOMS
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- LARGE KITCHEN/DINER
- CONSERVATORY
- SUBSTANTIAL DOUBLE GARAGE
- UTILITY ROOM & CLOAKROOM
- DESIRABLE HAYLING ISLAND LOCATION
- COMPLETE ONWARD CHAIN

Situated in a popular residential location on Hayling Island, 1 Bound Lane is a substantial detached character home offering spacious and versatile accommodation arranged over two floors. Full of charm and individuality, the property retains a number of attractive character features, including exposed beams, while offering generous living space ideally suited to family life.

The ground floor provides an excellent balance of living and entertaining space, with a generous living room, separate dining room and an impressive kitchen/diner forming the heart of the home. The kitchen has a warm, traditional feel with ample storage, timber-style cabinetry and a feature range cooker, creating an inviting space for family gatherings and entertaining. A useful utility room and cloakroom add practicality, while the conservatory provides further space and a pleasant connection with the outside.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for a growing family, together with a family bathroom.

One of the property's standout features is the substantial garage, offering excellent flexibility for parking, storage, workshop use or hobbies. The generous proportions throughout also provide plenty of scope for a new owner to personalise the accommodation to suit their own requirements.

Hayling Island is well known for its attractive coastal setting, offering an appealing combination of seaside living, countryside and excellent opportunities for outdoor pursuits. The island enjoys a number of beaches and is surrounded by local Harbours, making it particularly popular with those who enjoy walking, cycling, sailing and watersports.

The property has a complete onward chain, making this an appealing opportunity for buyers looking for a straightforward move. With its character, generous accommodation, garage and desirable coastal setting, this is a charming and versatile detached family home that offers a wonderful opportunity.

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

PROPERTY INFORMATION

LIVING ROOM
24'1" x 14'6" (7.36 x 4.42)

DINING ROOM
14'4" x 12'1" (4.39 x 3.69)

KITCHEN/DINER
20'1" x 12'6" (6.13 x 3.83)

CONSERVATORY
17'2" x 7'11" (5.25 x 2.42)

UTILITY ROOM
12'8" x 3'2" (3.88 x 0.98)

CLOAKROOM

BEDROOM 1
15'3" x 11'2" (4.65 x 3.42)

BEDROOM 2
14'5" x 12'1" (4.40 x 3.70)

BEDROOM 3
14'1" x 11'11" (4.30 x 3.64)

BATHROOM

ANTI MONEY LAUNDERING
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 E
Havant Borough Council: BAND E

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









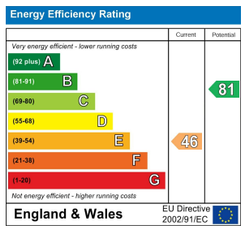












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