

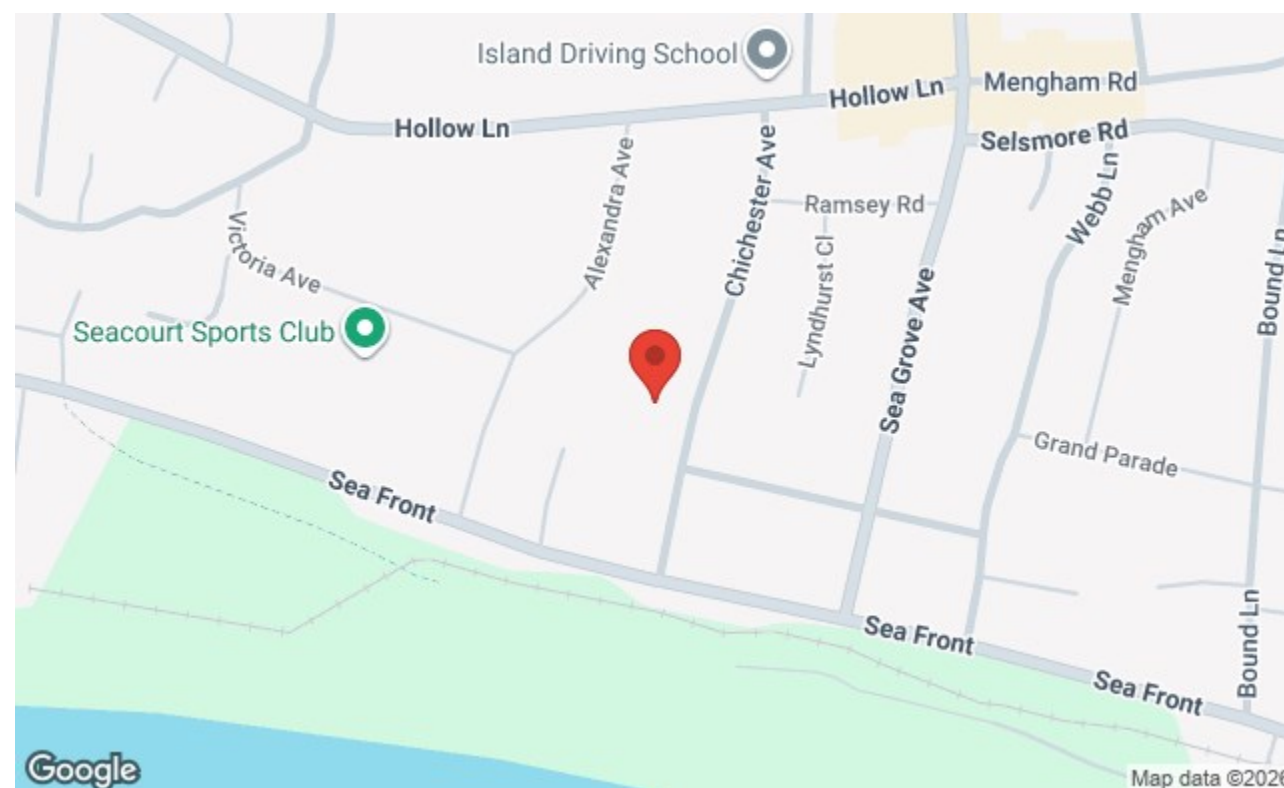
Chichester Avenue, Hayling Island, PO11

Approximate Area = 1257 sq ft / 116.7 sq m
Outbuilding = 303 sq ft / 28.1 sq m
Total = 1560 sq ft / 144.8 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1521646



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Guide Price £550,000

Chichester Avenue, Hayling Island PO11 9EZ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ NO FORWARD CHAIN
- ❖ LIVING/DINING ROOM
- ❖ KITCHEN/DINER
- ❖ BATHROOM
- ❖ SHOWER ROOM
- ❖ LARGE GARDEN
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Situated in the popular Chichester Avenue on Hayling Island, this spacious detached bungalow offers versatile and well-proportioned accommodation, making it an ideal home for families, downsizers or those looking for single-storey living.

The property comprises an inviting entrance hall, a generous living/dining room, a well-appointed kitchen/diner and a separate utility room. There are three bedrooms, with the principal bedroom offering particularly good proportions, alongside a second double bedroom and a further bedroom. The accommodation is completed by a family bathroom and separate shower room.

A standout feature is the substantial detached outbuilding, which provides excellent additional space and is currently arranged into several separate rooms, including storage areas and a railway carriage-style room. This versatile space

could suit a variety of uses, such as hobbies, a workshop, home office or additional storage, subject to any required permissions.

Outside, the property benefits from a large garden and ample off-road parking for several vehicles. The property also offers excellent potential for further improvement and personalisation, with the possibility of extending the existing accommodation, subject to the necessary planning permissions and consents.

Ideally positioned for access to local amenities and the beautiful Hayling Island coastline, the property is offered with no forward chain and presents an exciting opportunity to create a home tailored to your requirements.

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.

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

LIVING/DINING ROOM

21'7" x 13'11" (6.59 x 4.25)

KITCHEN/DINER

17'4" x 9'1" (5.30 x 2.78)

UTILITY

11'8" x 4'9" (3.58 x 1.47)

BATHROOM

6'7" x 6'5" (2.03 x 1.96)

SHOWER ROOM

6'9" x 5'1" (2.06 x 1.56)

BEDROOM ONE

14'7" x 11'1" (4.46 x 3.38)

BEDROOM TWO

14'7" x 11'1" (4.46 x 3.38)

BEDROOM THREE

10'1" x 9'1" (3.09 x 2.78)

STORE

12'0" x 7'8" (3.66 x 2.35)

STORE

9'6" x 7'6" (2.90 x 2.30)

RAILWAY CARRIAGE

21'5" x 5'10" (6.55 x 1.79)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(55-68) D		
(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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