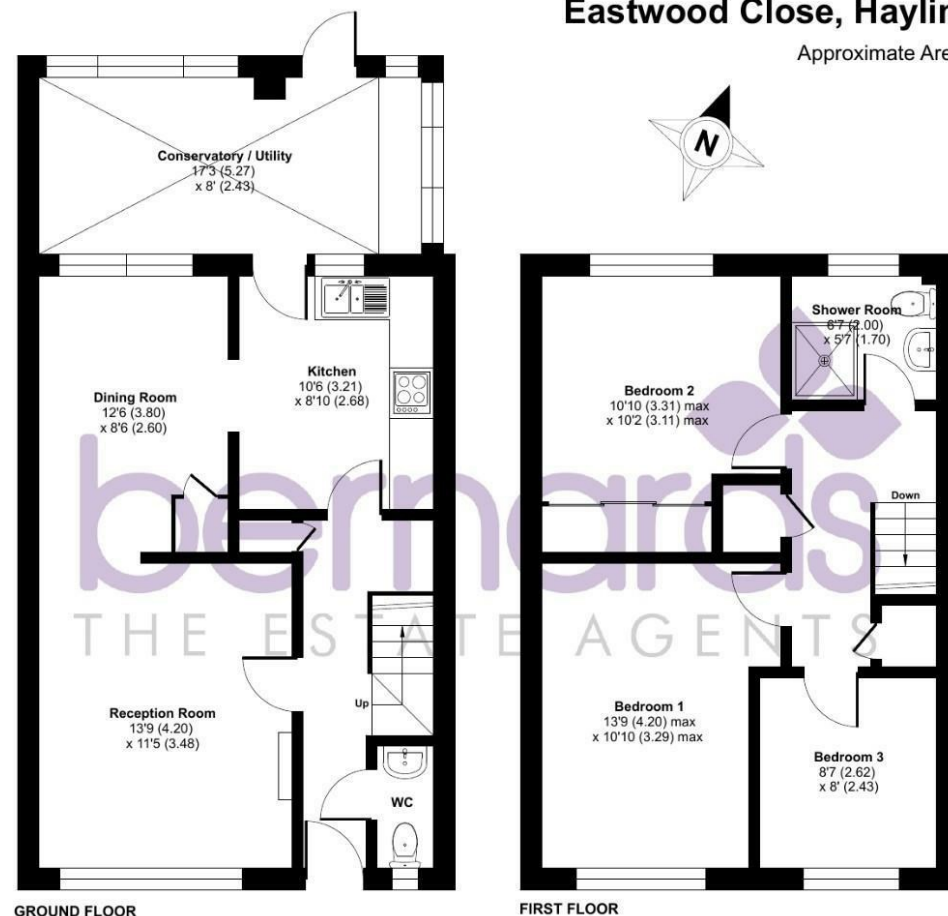


Eastwood Close, Hayling Island, PO11

Approximate Area = 1107 sq ft / 102.8 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397034



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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Offers Over £270,000

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HIGHLIGHTS

- ❖ LARGE FRONT GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ THREE BEDROOMS
- ❖ SHOWER ROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ NO FOWARD CHAIN
- ❖ SCOPE TO MODERNISE
- ❖ REAR ACCESS
- ❖ DOWNSTAIRS W/C

Welcome to Eastwood Close on Hayling Island, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a large front garden, providing a welcoming entrance and ample outdoor space. Being chain-free, it offers a smooth transition for prospective buyers.

Upon entering, you are greeted by a spacious hallway that leads to a convenient downstairs W.C. To your left, the inviting lounge awaits, offering a perfect space for relaxation. The lounge seamlessly flows into the dining area, creating an open and airy atmosphere ideal for entertaining. The well-appointed kitchen, located opposite the dining room making it a great open planned space which is functional and practical, catering to all your culinary needs.

A standout feature of this home is the covered area to the rear of the property, currently served well as a utility room and shows the potential option to add a conservatory without compromising the garden space, which can be accessed through the kitchen.

This versatile space is perfect for enjoying the garden views or as an additional living area. The low-maintenance garden at the rear is a delightful retreat, complete with rear access for added convenience.

Venturing upstairs, you will find three well-proportioned bedrooms, two of which are doubles and one being a well proportioned single room, each offering a comfortable sanctuary for rest. The shower room is thoughtfully designed, providing modern amenities for the household.

This property is perfect for families or those looking to settle in a peaceful community within school catchment areas while still being close to local amenities and the beautiful coastline. With its spacious layout and charming features, this home on Hayling Island is not to be missed.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS W.C

LOUNGE

13'9" x 11'5" (4.20 x 3.48)

DINING ROOM

12'5" x 8'6" (3.80 x 2.60)

KITCHEN

10'6" x 8'9" (3.21 x 2.68)

CONSERVATORY

17'3" x 7'11" (5.27 x 2.43)

BEDROOM ONE

13'9" x 10'9" (4.20 x 3.29)

BEDROOM TWO

10'10" x 10'2" (3.31 x 3.11)

BEDROOM THREE

8'7" x 7'11" (2.62 x 2.43)

SHOWER ROOMS

6'6" x 5'6" (2.00 x 1.70)

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 - £1967

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.

TENURE OF PROPERTY

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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