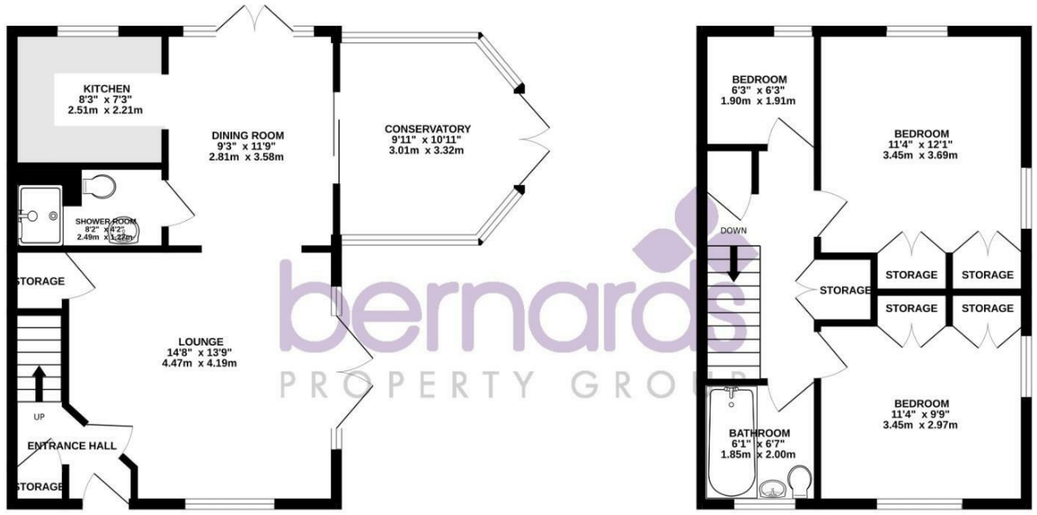
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £385,000

Fountain Square, Hayling Island PO11 0FB

bernards THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- END TERRACE
- THREE BEDROOMS
- CORNER PLOT
- OVER 55s ONLY
- CONSERVATORY
- CONVENIENT LOCATION
- GATED COMMUNITY
- CARPORT
- VISITOR PARKING
- CALL TO VIEW

Set within a well-maintained private gated community in a sought-after West Hayling location, this beautifully presented three-bedroom end-of-terrace home occupies a desirable corner plot and offers spacious, light-filled accommodation ideally suited to those aged 55 and over.

The property enjoys a peaceful setting within attractive communal grounds, centred around a charming fountain square, with secure intercom-controlled pedestrian and vehicle access providing both convenience and peace of mind.

Internally, the accommodation is both generous and versatile. The ground floor comprises a welcoming entrance hall leading to a bright and airy lounge with south-facing aspects, allowing for an abundance of natural light. The dual-aspect dining room further enhances the sense of space and light, and flows through to a conservatory, creating an ideal setting for relaxing or entertaining. The modern fitted kitchen offers ample storage and integrated appliances, while a convenient ground floor shower room adds to the home's practicality.

Upstairs, there are three well-proportioned bedrooms, including two spacious doubles with built-in wardrobes and a third bedroom which can easily serve as a guest room, study or hobby space. A well-appointed family bathroom completes the first floor.

Externally, the property benefits from its corner plot position, with a particularly generous south-facing rear garden providing a private and sunny retreat. The garden features a patio area, perfect for outdoor dining and enjoying the warmer months. To the front, the beautifully maintained communal grounds enhance the overall setting.

Further benefits include an allocated carport and additional visitor parking.

Ideally located, the property is just a short stroll from local shops, amenities and Hayling Park, while the seafront and coastal walks are less than a mile away. This is a rare opportunity to acquire a spacious and well-located home within a peaceful, secure community.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
14'7" x 13'8" (4.47 x 4.19)

DINING ROOM
9'2" x 11'8" (2.81 x 3.58)

KITCHEN
8'2" x 7'3" (2.51 x 2.21)

CONSERVATORY
9'10" x 10'10" (3.01 x 3.32)

SHOWER ROOM
8'2" x 4'1" (2.49 x 1.27)

BEDROOM
11'3" x 12'1" (3.45 x 3.69)

BEDROOM
11'3" x 9'8" (3.45 x 2.97)

BEDROOM
6'2" x 6'3" (1.90 x 1.91)

BATHROOM
6'0" x 6'6" (1.85 x 2.00)

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 C
Havant Borough Council: BAND C

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!

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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.

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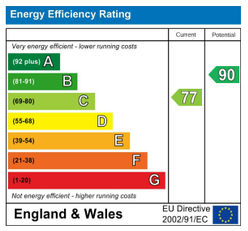
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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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