

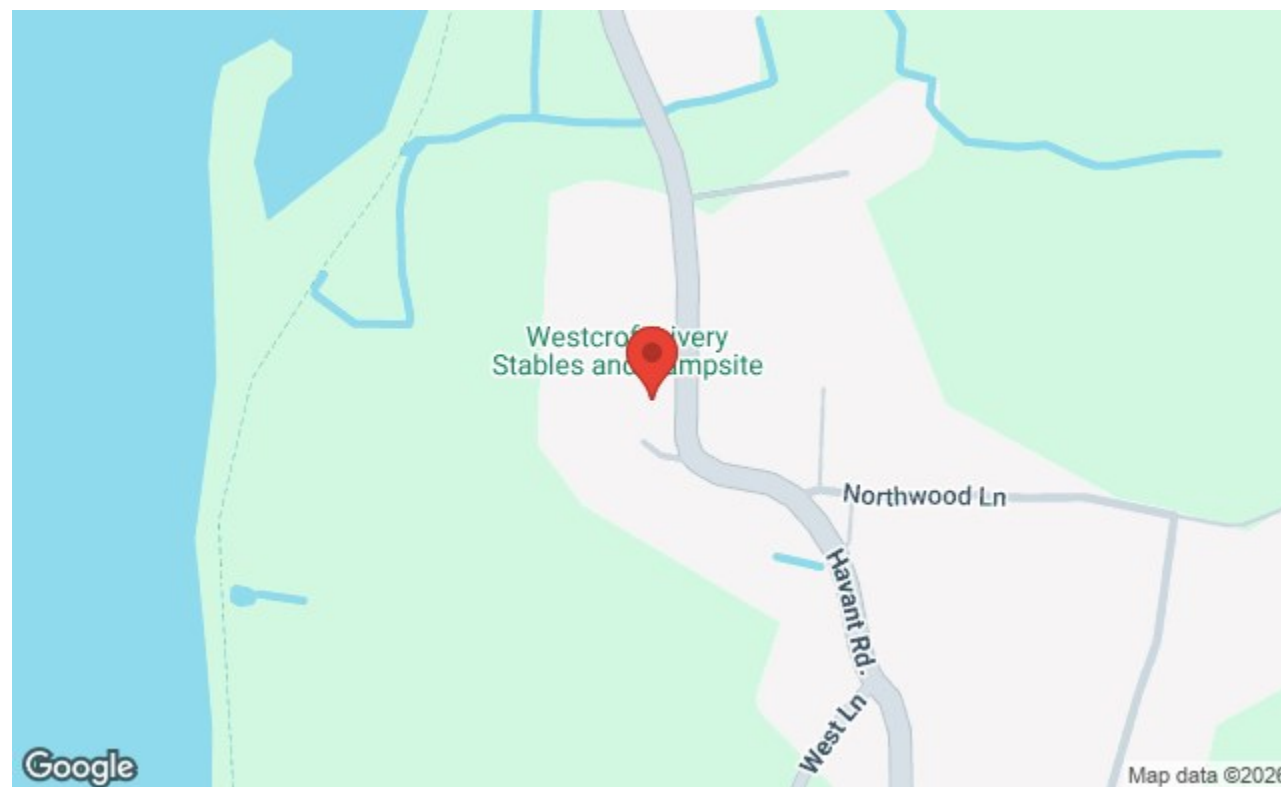


## Havant Road, Hayling Island, PO11

Approximate Area = 1030 sq ft / 95.6 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341652



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



By Auction £325,000

Havant Road, Hayling Island PO11 0LF

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Spacious Detached Bungalow
- ❖ No Forward Chain
- ❖ Open Plan Lounge/Dining
- ❖ Generous Shaker Style Kitchen
- ❖ Fantastic Coastal Locality
- ❖ Two Double Bedrooms
- ❖ Direct London Transport Links
- ❖ South Westerly Garden
- ❖ Subject To Reserve
- ❖ Buyers Fee's Apply

**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000\*\***  
Offered with NO FORWARD CHAIN and nestled on Havant Road in the popular locality of Hayling Island, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and style. The home benefits from strong London Transport Links from nearby Havant and regular main bus routes. Built in 1985, the property boasts a spacious and expansive living room, featuring a centralised log burner that creates a warm and inviting space to relax and retire of an evening. This area is ideal for entertaining, with ample room for a large dining table, making it perfect for family gatherings or hosting friends.

The kitchen is a standout feature, designed in a classic shaker style, and overlooks the westerly facing aspect of the plot, allowing you to enjoy the beauty of the outdoors while preparing meals. Both bedrooms are generously sized, with the primary bedroom benefiting from convenient shower facilities. The second bedroom is also a sizeable double, providing flexibility for guests or family members.

The bungalow is set within a south-west facing wraparound garden, which offers a great outdoor space for gardening or enjoying sunny afternoons. Additionally, the property includes a private driveway that can accommodate several vehicles, adding to the convenience of this lovely home.

This bungalow is not just a property; it is a lifestyle choice, offering a peaceful retreat in a desirable location that's beautifully situated adjacent to the neighbouring equestrian fields at Westcroft Stables. The property also sits within half a mile of the Hayling Island Nature Reserve and Oyster Beds linked to the coastal walkways of the Billy Trail. With its spacious interiors and generous outdoor space, it is an ideal opportunity for those seeking a comfortable and inviting home on Hayling Island.

Call today to arrange a viewing  
**02392 482147**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING/DINING ROOM**  
25'5" x 14'2" (7.75 x 4.34)

**KITCHEN**  
14'1" x 10'10" (4.30 x 3.31)

**BEDROOM ONE**  
17'10" x 8'10" (5.46 x 2.71)

**BEDROOM TWO**  
17'11" x 9'7" (5.47 x 2.93)

**BATHROOM**  
7'5" x 6'3" (2.27 x 1.92)

**COUNCIL TAX BAND D**

**MORTGAGE SERVICE**

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

**REMOVALS**

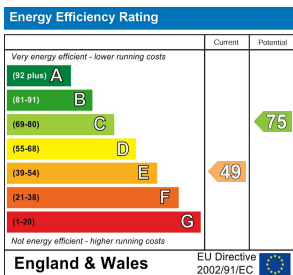
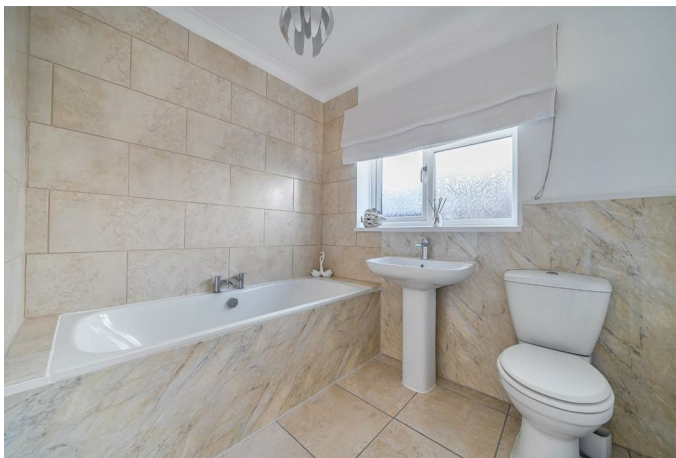
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

**AUCTIONEERS  
ADDITIONAL COMMENTS**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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