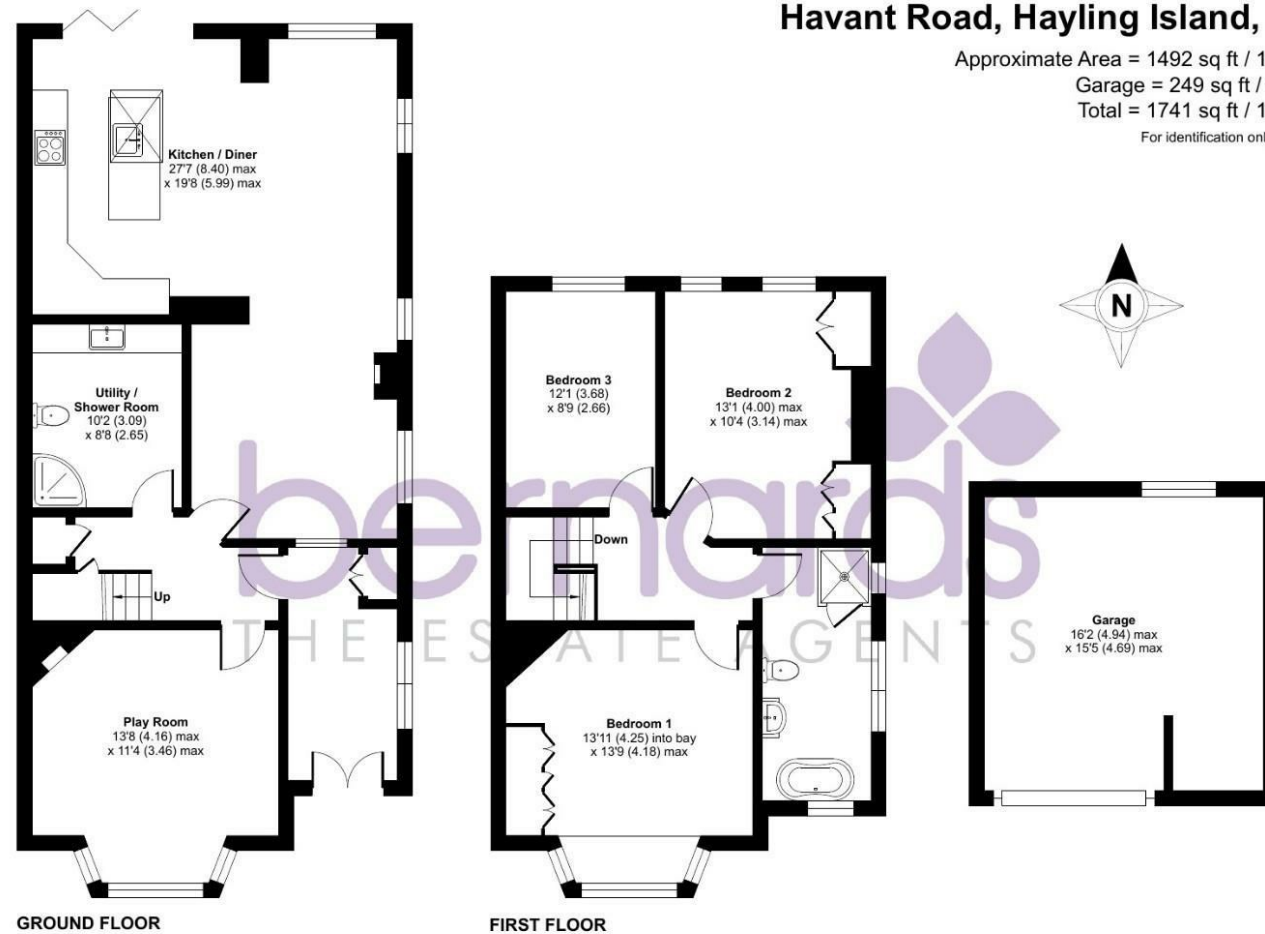
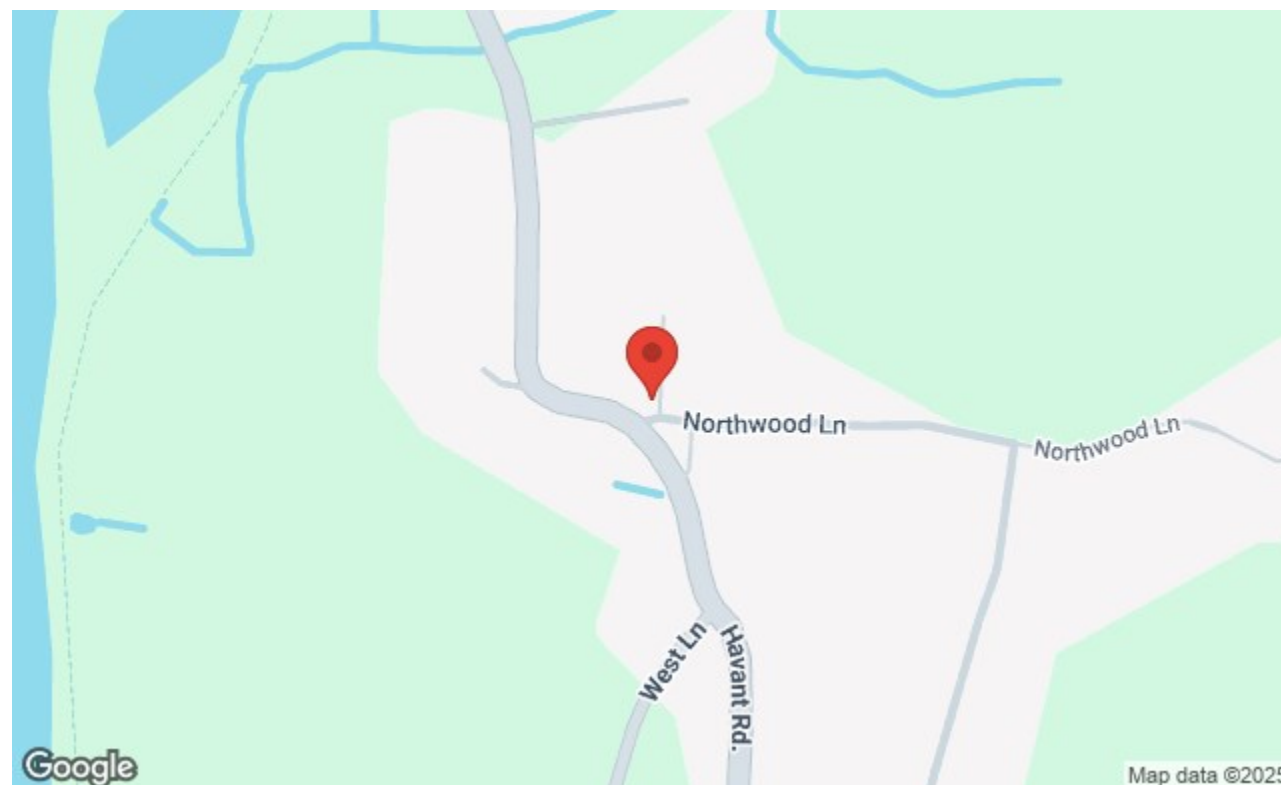


Havant Road, Hayling Island, PO11

Approximate Area = 1492 sq ft / 138.6 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 1741 sq ft / 161.7 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370334



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



Price Guide £540,000

Havant Road, Hayling Island PO11 0LJ

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HIGHLIGHTS

- ❖ Semi Detached Period Home
- ❖ Versatile Living Accommodation
- ❖ Spacious Lounge/Playroom
- ❖ Extended Open Plan Kitchen
- ❖ Three Double Bedrooms
- ❖ Snug/Secondary Living Area
- ❖ Utility/Shower Room
- ❖ Landscaped Rear Garden
- ❖ Detached Single Garage
- ❖ Private Driveway

Conveniently positioned along Havant Road in the charming locality of Hayling Island, this beautifully extended semi-detached family home offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this property is ideal for families seeking a versatile living space that caters to contemporary working dynamics.

As you enter, you are greeted by a welcoming and naturally light entrance hall that sets the tone for the rest of the home. The ground floor boasts a large utility room and a convenient shower room, enhancing the practicality of daily life. The south-facing living room, currently purposed as a playroom, features a delightful bay window and a cosy feature fireplace, creating a warm and inviting space to enjoy.

The rear extension is a standout feature, showcasing a generous picture window that frames a stunning aspect of the beautifully landscaped garden. The open-plan modern kitchen, complete with a stylish charcoal finish and a central island, is perfect for both cooking and entertaining, making it the heart

of the home with the benefit of its spacious secondary snug/living area.

Upstairs, the three comfortable double bedrooms offer ample space for relaxation. The primary bedroom is particularly noteworthy, featuring built-in storage and a large bay window that floods the room with natural light.

Additionally, the property includes a private driveway, ensuring convenience for the whole family and a single garage to the rear aspect beyond the perimeter of the rear garden. This semi-detached property is not just a home; it is a sanctuary that combines modern elegance with functionality & period features making it an excellent choice for those looking to settle in a vibrant & well-connected community.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE/PLAY ROOM
13'7" x 11'4" (4.16 x 3.46)

KITCHEN/DINER
27'6" x 19'7" (8.40 x 5.99)

UTILITY/SHOWER ROOM
10'1" x 8'8" (3.09 x 2.65)

BEDROOM ONE
13'11" x 13'8" (4.25 x 4.18)

BEDROOM TWO
13'1" x 10'3" (4.00 x 3.14)

BEDROOM THREE
12'0" x 8'8" (3.68 x 2.66)

GARAGE
16'2" x 15'4" (4.94 x 4.69)

COUNCIL TAX BAND E

MORTGAGE SERVICES

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.

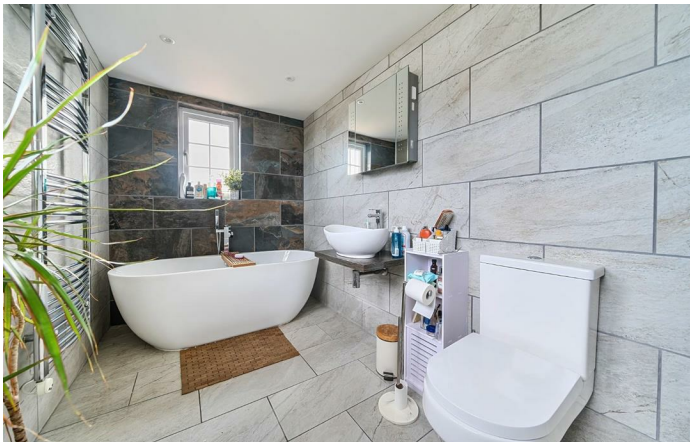
REMOVALS

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.



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