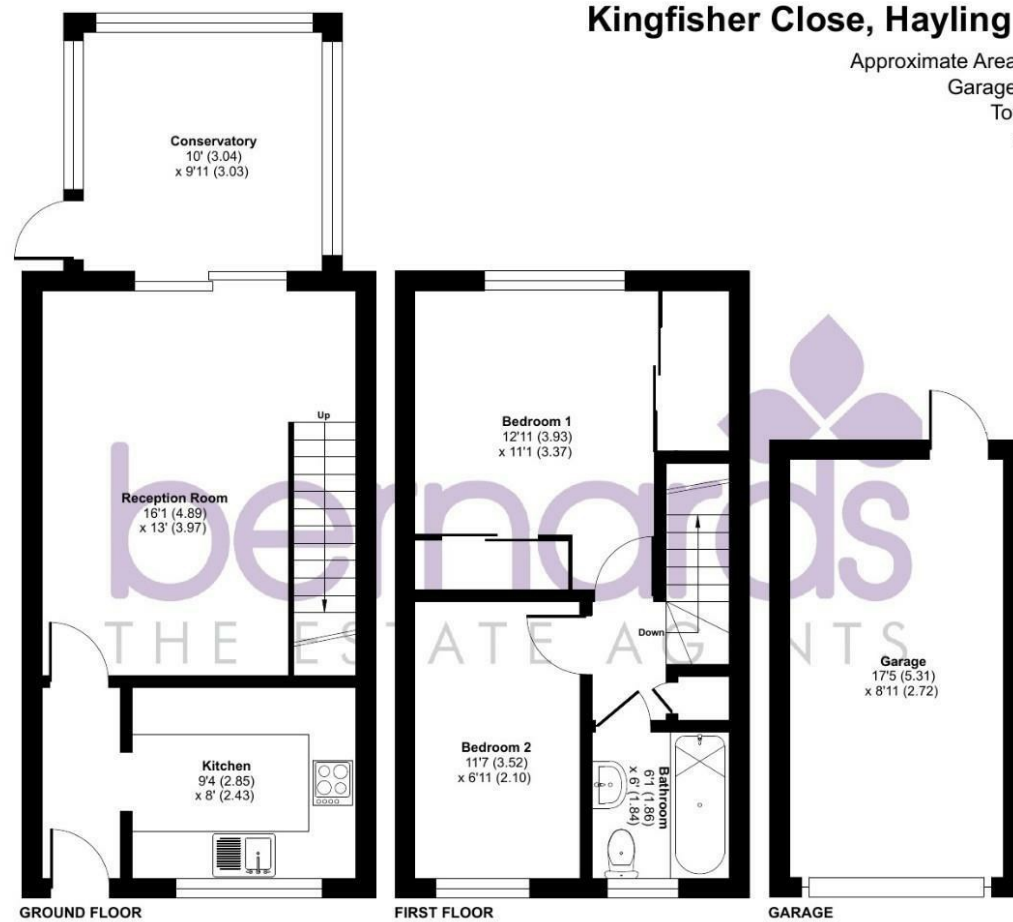


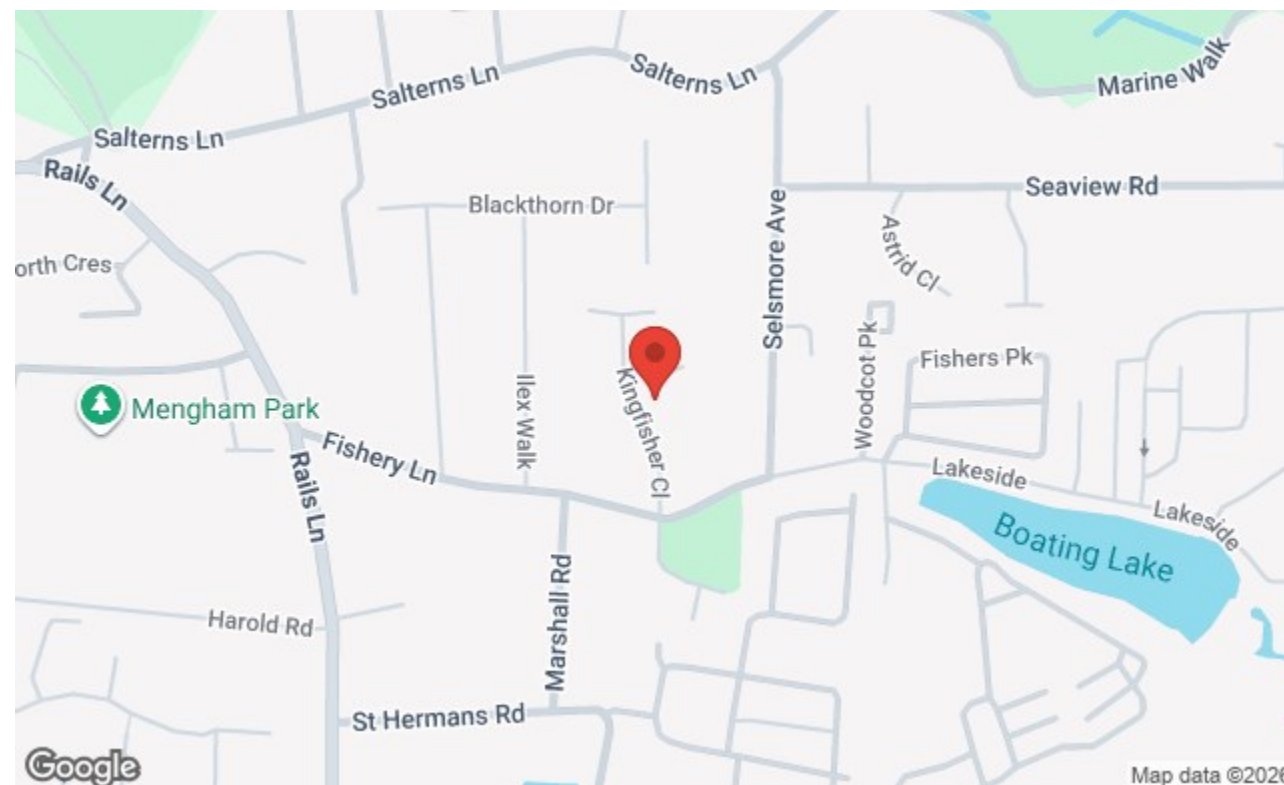


Kingfisher Close, Hayling Island, PO11

Approximate Area = 751 sq ft / 69.7 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 906 sq ft / 84 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: 1345220



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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Guide Price £325,000

Kingfisher Close, Hayling Island PO11 9NS

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HIGHLIGHTS

- ❖ Semi-Detached Coastal Home
- ❖ Generous Living Room
- ❖ Shaker Style Two Tone Kitchen
- ❖ Two Double Bedrooms
- ❖ Conservatory & Sunny Garden
- ❖ Garage & Private Driveway
- ❖ Close to Beach & Seafront
- ❖ New Combi Boiler Dec 2024
- ❖ Double Glazing 1 Year Old
- ❖ Re-Carpeted Throughout 2yrs ago

Nestled in the highly requested and charming coastal locality of Kingfisher Close, Hayling Island, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 881 square feet, the property is situated in a peaceful cul-de-sac, ensuring a tranquil environment for its residents.

PROPERTY INFORMATION

LIVING ROOM
16'0" x 12'11" (4.89 x 3.95)

KITCHEN
9'4" x 7'10" (2.85 x 2.40)

GARDEN ROOM/CONSERVATORY
9'3" x 9'2" (2.84 x 2.80)

BEDROOM ONE
12'9" x 11'1" (3.90 x 3.40)

BEDROOM TWO
11'5" x 6'6" (3.50 x 2.00)

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

GARAGE
17'8" x 8'10" (5.40 x 2.70)

COUNCIL TAX BAND C

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.

