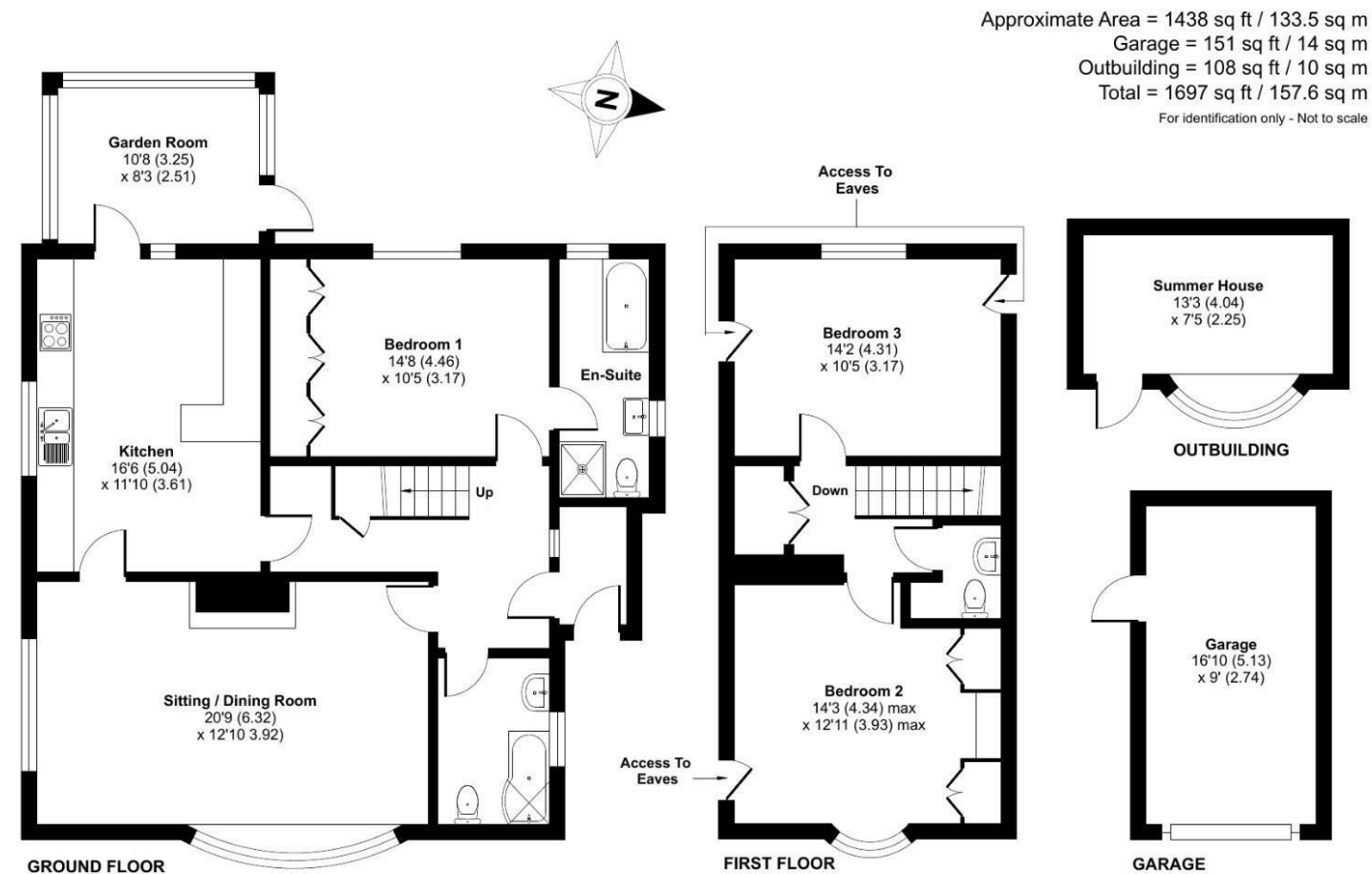




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Taylor Hill & Bond. REF: 1272626



Guide Price £450,000

Astrid Close, Hayling Island PO11 9PR

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HIGHLIGHTS

- ❖ Detached Chalet Bungalow
- ❖ Versatile Living Accommodation
- ❖ Large Dual Aspect Lounge/Diner
- ❖ Spacious Kitchen & Garden Room
- ❖ Three Double Size Bedrooms
- ❖ Ground Floor Bedroom with Ensuite
- ❖ Private Driveway for two vehicles
- ❖ Detached Single Garage
- ❖ Generous West Facing Garden

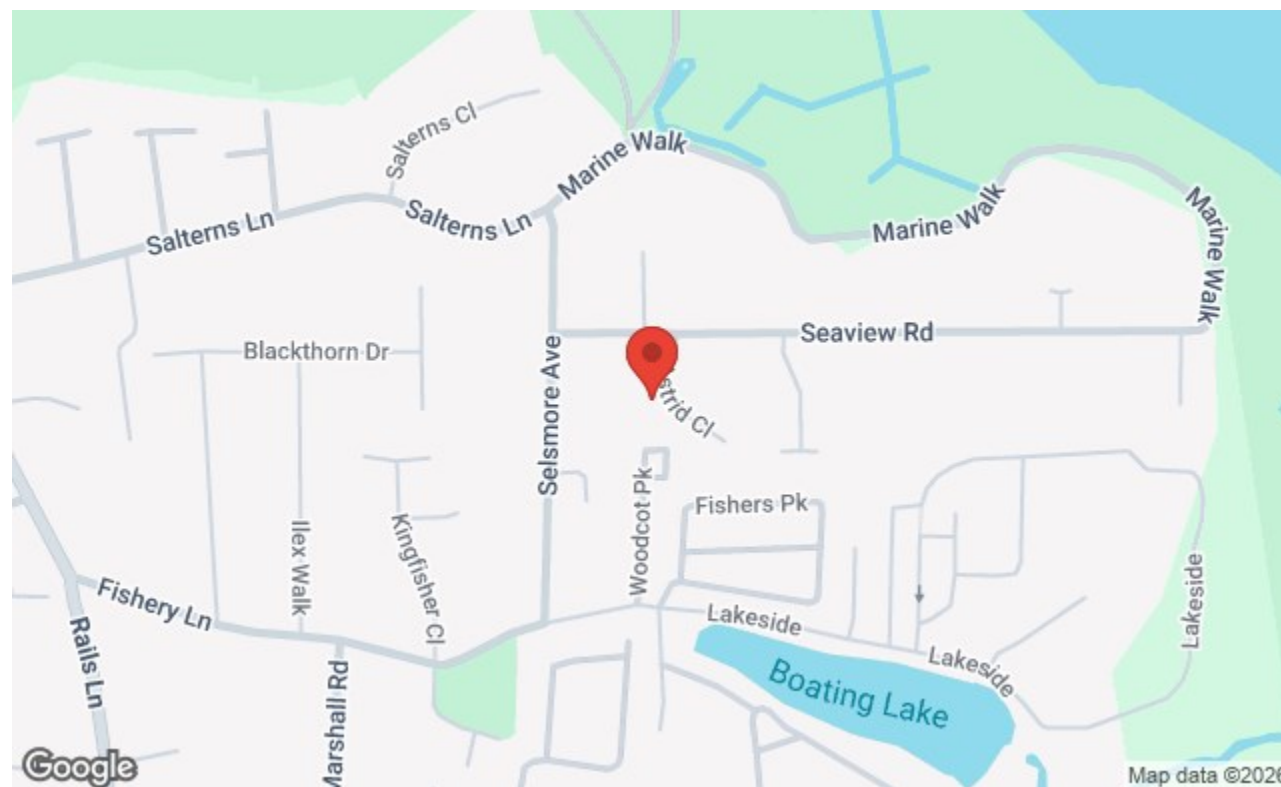
Located in a popular and quiet position within Hayling Island, just a short distance from the seafront, this charming three-bedroom detached family home boasts beautifully presented with versatile living accommodation whilst also benefitting from great size double bedrooms, off road parking, garage and well-maintained Westerly facing rear garden.

The sitting room is a beautifully light dual aspect space with curved bay window and a centralised feature fireplace. Due to its generous size, the room also lends itself to versatile area for a dining table. The kitchen flows from both the hall and sitting room, opening into a fantastic functional space of great size offering an abundance of traditional shaker style cabinetry complete with extensive work-surfaces and breakfast bar. There are also spaces for freestanding appliances to accompany the integrated cooking appliances. The garden room is a charming additional space that benefits from versatile use bringing the outside in to really appreciate and enjoy the westerly orientation of the garden. A practical downstairs bathroom is

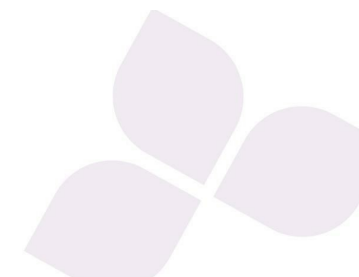
positioned adjacent to the front door on the left upon entry just ahead of the stairs. One of the standout features of this property is it's spacious and neutrally finished primary bedroom located on the ground floor which benefits from built-in wardrobes and ample space for a large bed and additional furniture. This room is serviced by it's own en-suite facilities complete with both bath and walk-in shower for optimum practicality.

To the first floor, the landing flows centrally to both rooms and additional WC. Bedroom two boasts built in storage whilst being beautifully light with front aspect curved window and storage access within the eaves. Bedroom three is another generous and comfortable double size overlooking the garden.

The West facing garden includes a shed, greenhouse and substantial summer house.



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PROPERTY INFORMATION

SITTING ROOM
20'8" x 12'10" (6.32 x 3.92)

KITCHEN
16'6" x 11'10" (5.04 x 3.61)

GARDEN ROOM
10'7" x 8'2" (3.25 x 2.51)

BEDROOM ONE
14'7" x 10'4" (4.46 x 3.17)

BEDROOM TWO
14'2" x 12'10" (4.34 x 3.93)

BEDROOM THREE
14'1" x 10'4" (4.31 x 3.17)

GARAGE
16'9" x 8'11" (5.13 x 2.74)

SUMMER HOUSE
13'3" x 7'4" (4.04 x 2.25)

COUNCIL TAX BAND E

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

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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	64	74
(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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