

Offers Over £550,000

Manor Road, Hayling Island PO11 0QR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi-Detached Extended Home
- ❖ Generous Versatile Lounge
- ❖ Open Plan Kitchen/Family Room
- ❖ Separate Utility Area
- ❖ Ground Floor Shower Room
- ❖ Converted Garage to Primary
- ❖ Five Bedrooms with Built-In Storage
- ❖ Large South Easterly Garden
- ❖ Private Driveway for Multiple Cars
- ❖ Popular Location on Hayling Island

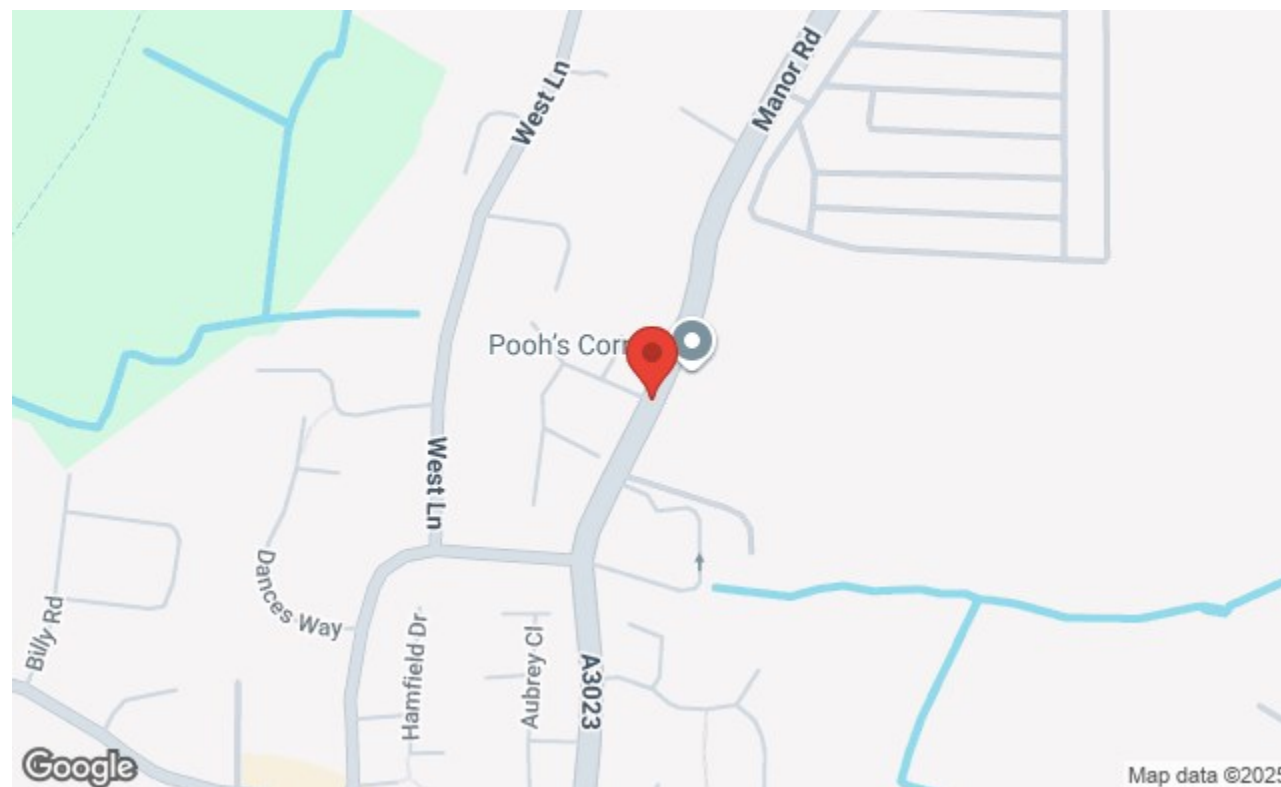
Located in a popular location within Hayling Island, just a short distance from the seafront, this five-bedroom extended family home boasts beautifully presented living accommodation with off road parking for multiple vehicles and large south easterly rear garden.

Upon approach to the property, an expansive driveway leads up via low level walled surround frontage to the composite front door. Once inside, the entrance hallway is beautifully light and provides access to all ground floor rooms and stairs rising to first floor. A practical downstairs WC is positioned to the left upon entry with shower facilities. The primary bedroom sits to the front elevation, offering a generous calming space with built-in storage. The lounge is adjacent to the primary, neutrally decorated and a fantastic room to enjoy. Spanning the width of the original footprint of the property at the rear, the kitchen leads out to the sunny landscaped private garden via patio doors. The space opens across to the extension and offers an abundance of storage and functionality finished in a navy shaker style with integrated appliances. The family room has been

utilised within the extended left-hand side of the property with dual aspect windows, making it a great room for entertaining.

To the first floor, the landing flows centrally across to the further four bedrooms at both the front and rear elevations. Bedroom two is an excellent space, boasting built in storage and beautifully light with a large south easterly aspect window. Bedrooms three and four both benefit from being good sizes and face the north westerly front elevation adjacent to one another. The fifth bedroom is beautifully light and offers further built-in storage with the modern family bathroom servicing the first floor at the top of the stairs on the left offering bath and shower over.

The rear garden is a great size, fenced surround and benefiting from its south easterly direction. With zoned areas of lawn, decking & outbuilding.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
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# PROPERTY INFORMATION

**LOUNGE**  
18'9" x 12'5" (5.74 x 3.81)

**KITCHEN/DINING**  
21'7" x 15'8" (6.60 x 4.78)

**FAMILY ROOM**  
16'11" x 14'2" (5.16 x 4.34)

**GROUND FLOOR  
PRIMARY BEDROOM**  
17'1" x 8'5" (5.23 x 2.59)

**BEDROOM TWO**  
14'0" x 9'4" (4.27 x 2.87)

**BEDROOM THREE**  
10'7" x 9'4" (3.23 x 2.87)

**BEDROOM FOUR**  
11'8" x 7'6" (3.58 x 2.29)

**BEDROOM FIVE**  
11'10" x 7'4" (3.61 x 2.26)

**GARDEN OUTBUILDING**  
21'5" x 7'8" (6.55 x 2.34)

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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