



Caprera Queensway, Hayling Island

Guide Price £550,000 Freehold



Caprera Queensway

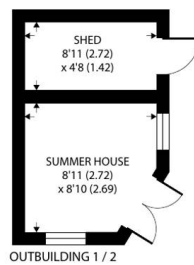
Hayling Island

Nestled in a sought-after location, this light and spacious three-bedroom detached bungalow offers a perfect blend of contemporary living with traditional charm. Upon entering, you are greeted by the inviting ambience of two well-proportioned reception rooms, providing versatile spaces to relax and entertain. The modern fitted kitchen is a culinary delight, boasting sleek countertops and plenty of storage, complemented by a convenient utility room. The property further features an en-suite in addition to a family bathroom for convenience and comfort.

Outside, the private well-maintained garden is a serene oasis, complete with a summer house and shed, catering to outdoor enthusiasts and those seeking a tranquil retreat. The garage and drive provide ample parking, ensuring convenience for homeowners and guests alike. A viewing is highly advised to fully appreciate the peaceful ambience and lifestyle opportunities this residence has to offer.



- Light & Spacious Three Bedroom Detached Bungalow
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Private Well Maintained Garden With Summer House & Shed



Approximate Area = 1018 sq ft / 94.5 sq m
 Garage = 151 sq ft / 14 sq m
 Outbuildings = 116 sq ft / 10.7 sq m
 Total = 1285 sq ft / 119.2 sq m

For identification only - Not to scale





Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Location

Located in the north of Hayling Island the property is enviably located for keen sailors, golfers, holidaymakers and commuters alike. Hayling Island is home to a vast array of leisure opportunities with it's renowned links golf course, sailing clubs and rich history as a water sports hub in the UK. The Island has several shopping parades including many independent traders at Mengham and West Town. There are excellent transport links nearby with fast train to Waterloo at Havant. The Victoria line following the coast to Brighton is also available. The entrance to the A3(M) both around 2 miles away. The A27 & M27 provide easy access to the south coast's cities including Portsmouth, Chichester, Brighton and Southampton.

Henry Adams - Emsworth Henry Adams LLP,

15 North Street, Emsworth PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/#



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.