







## Price Guide £375,000



### Katrina Gardens, Hayling Island PO11 0NW





# **HIGHLIGHTS**

- Detached Family Home
- Large Sitting Room
- Separate Dining Room
- Garden Aspect Kitchen Primary Bedroom with Ensuite
- Family Bathroom with Shower
- Garage with Courtesy Door
- South Facing Garden
- Private Driveway

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\*\*PURCHASER INCENTIVE AVAILABLE - CONTACT US FOR MORE INFORMATION\*\*

Nestled in a sought-after locality of Hayling Island, this spacious three-bedroom detached property offers an excellent family home with a wealth of potential. Set on a corner plot, the property boasts a well-maintained exterior and off-road parking with the benefit of a single garage. An early viewing is advised to fully appreciate what this property has to

Upon approach to the property, a small pathway leads up via mature frontage to the stylised UPVC front door. Once inside, the entrance hallway provides access to all ground floor rooms and stairs rising to first floor. Offering a versatile layout that is flexible for a modern open plan living arrangement, the sitting room is light and spacious with multiple aspect windows that overlook both the front and side aspect. A separate dining area leads through to a fully equipped kitchen, providing a perfect space for entertaining or relaxing with the family. The property also offers a convenient downstairs

cloakroom/WC.

To the first floor, the landing flows centrally across to all rooms including the neutral family bathroom offering shower and bath facilities that services bedrooms two and three. The primary is an excellent space, boasting built in storage and en-suite facilities with beautifully light large multi aspect front and side windows. Bedroom two is another good size and sits to the rear elevation adjacent to bedroom three overlooking the garden.

Externally, the South-East facing corner plot is fenced surround and provides an attractive garden with plenty of potential complete with paved patio area and zoned areas of lawn with mature and tree-lined borders. The driveway allows for easy off-road parking, while the garage offers additional secure storage or workshop space. Side access is also available via a secure gate and provides external access to garage from within the garden.

Call today to arrange a viewing 02392 482147 www.bernardsestates.co.uk







## PROPERTY INFORMATION

SITTING ROOM 11'6" x 17'11" (3.53 x 5.48)

**DINING ROOM** 8'4" x 9'6" (2.56 x 2.90)

**KITCHEN** 9'7" x 12'8" (2.93 x 3.87)

BEDROOM ONE 11'6" x 12'2" (3.53 x 3.71)

**BEDROOM TWO** 9'1" x 9'6" (2.79 x 2.90)

BEDROOM THREE 6'5" x 9'6" (1.96 x 2.90)

**GARAGE** 10'6" x 20'4" (3.22 x 6.21)

#### COUNCIL TAX BAND D

#### **MORTGAGE SERVICES**

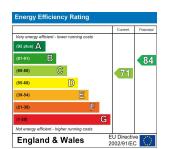
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

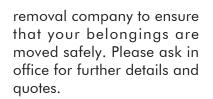
#### **OFFER CHECK**

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





#### **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.









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