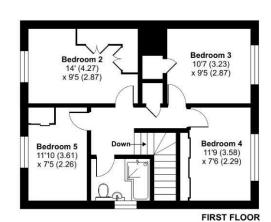
Approximate Area = 1737 sq ft / 161.3 sq m Outbuilding = 171 sq ft / 15.9 sq m Total = 1908 sq ft / 177.2 sq m





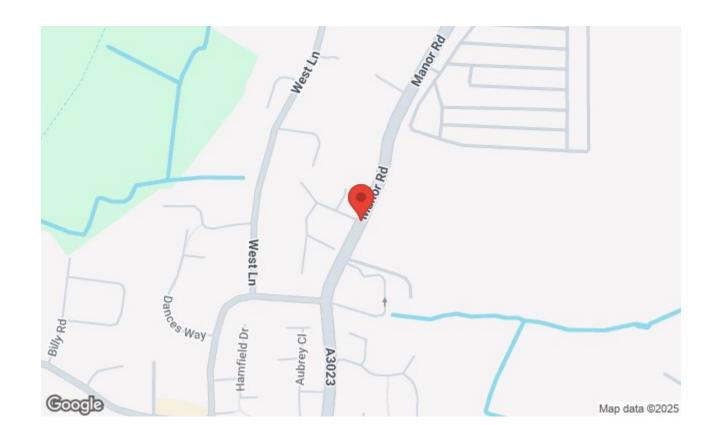








ational Property Measurement Standards (IPMS2 F ced for Taylor Hill & Bond. REF: 1189693



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX t: 02392 482147











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 fivebedroom 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.

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





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)

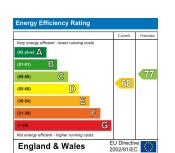
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