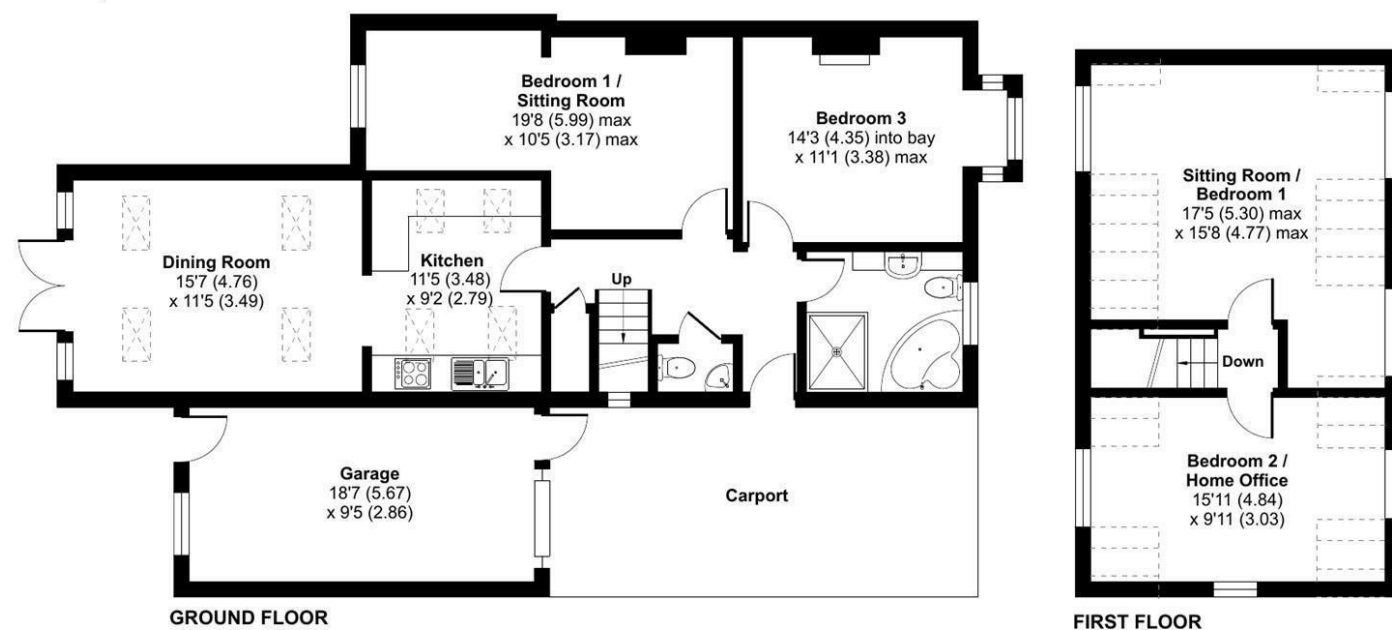
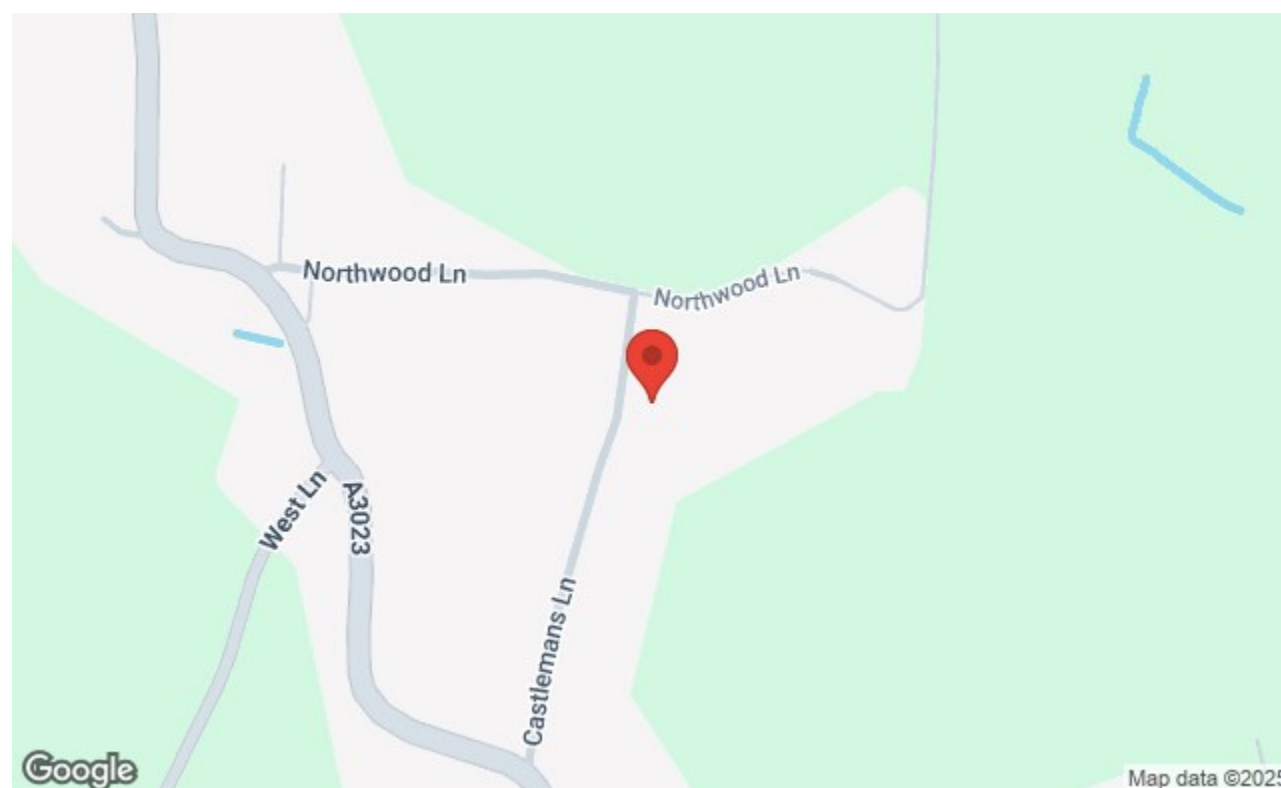




Approximate Area = 1251 sq ft / 116.2 sq m (excludes carport)  
Garage = 174 sq ft / 16.1 sq m  
Total = 1425 sq ft / 132.3 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Taylor Hill & Bond. REF: 1240722



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



Price Guide £480,000

Castlemans Lane, Hayling Island PO11 0PZ

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## HIGHLIGHTS

- ❖ Semi-Detached Family Home
- ❖ Three/Four Bedrooms
- ❖ Versatile Living Accommodation
- ❖ Vaulted Ceiling in Kitchen/Dining
- ❖ Uninterrupted Views over Rear Fields
- ❖ Local Walking Routes/Coastal Paths
- ❖ Two Ground Floor Bedrooms
- ❖ Beautifully Established Rear Garden
- ❖ Private Driveway & Carport
- ❖ Large Garage

Located in a desirable position within Hayling Island, just a short distance from the coast, this charming three/four-bedroom semi-detached property boasts incredibly adaptable living accommodation designed to suit a variety of lifestyles with an expansive driveway complete with carport and garage. The beautifully established East facing rear garden is another fantastic feature overlooking the rear fields making the most of an abundance of morning sun into the evening.

The living room is currently situated upstairs, offering elevated views and a warm, inviting living environment. This naturally light room is perfect for family gatherings or quiet evenings at home. The heart of the home lies in the open-plan kitchen and dining area, where stunning architectural vaulted ceilings create a sense of grandeur and space. The kitchen is well-equipped with a great amount of functional work surface, whilst the dining area offers the perfect setting for both casual meals and more formal dinner parties. Whether you're looking for room to grow or a retreat that blends comfort with modern living, this family home offers limitless

potential. A practical downstairs WC to and good size family bathroom services the two rooms currently purposed as bedrooms.

Upstairs, bedroom two offers an amazing additional space with versatility to suit requirements. Currently used as a home office, this room is naturally light benefiting from its dual aspect orientation and would make a comfortable double bedroom. With the further two bedrooms currently on the ground floor, the primary boasts a generous dressing area as an extension of the space that accommodates plenty of storage & freestanding furniture. Bedroom three offers a feature fireplace and charming bay fronted window overlooking the private frontage.

The rear garden is fenced surround offering a paved patio area & zoned areas of lawn. Several sheds provide ample storage and seating is cleverly distributed to take advantage of the sun.

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# PROPERTY INFORMATION

**SITTING ROOM/BEDROOM ONE**  
17'4" x 15'7" (5.30 x 4.77)

**KITCHEN**  
11'5" x 9'1" (3.48 x 2.79)

**DINING ROOM**  
15'7" x 11'5" (4.76 x 3.49)

**BEDROOM TWO/THREE**  
19'7" x 10'4" (5.99 x 3.17)

**HOME OFFICE/BEDROOM TWO**  
15'10" x 9'11" (4.84 x 3.03)

**BEDROOM THREE/FOUR**  
14'3" x 11'1" (4.35 x 3.38)

**GARAGE**  
18'7" x 9'4" (5.67 x 2.86)

**COUNCIL TAX BAND C**

## 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 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        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      |           |
| (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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