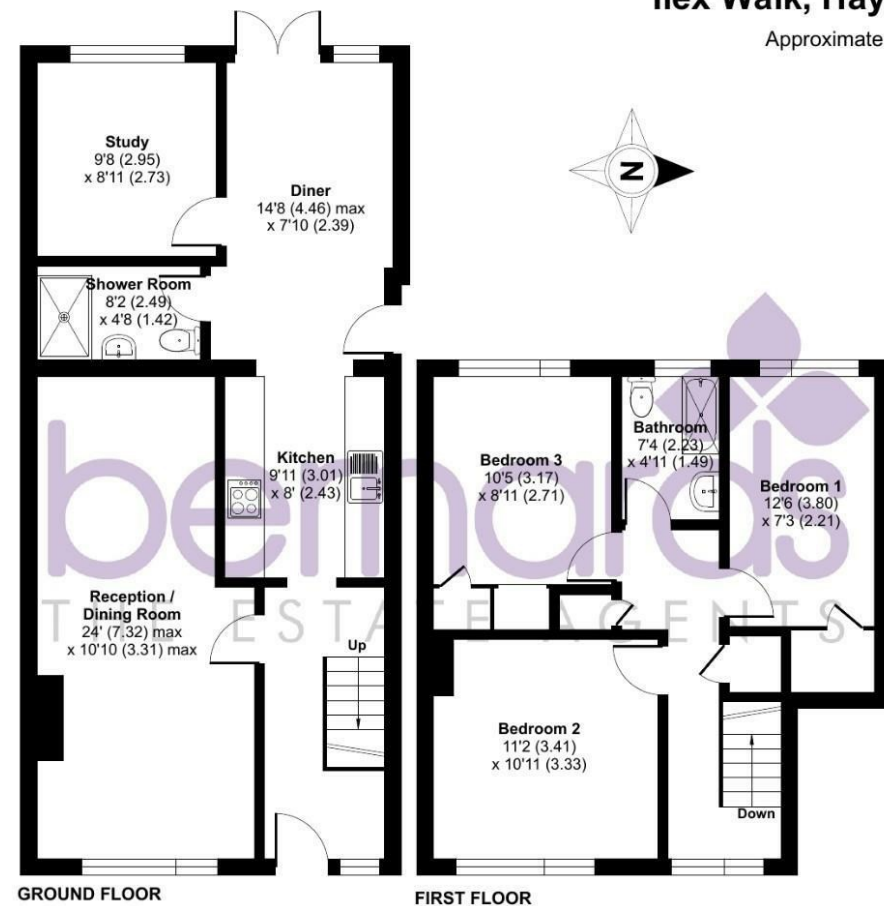


Ilex Walk, Hayling Island, PO11

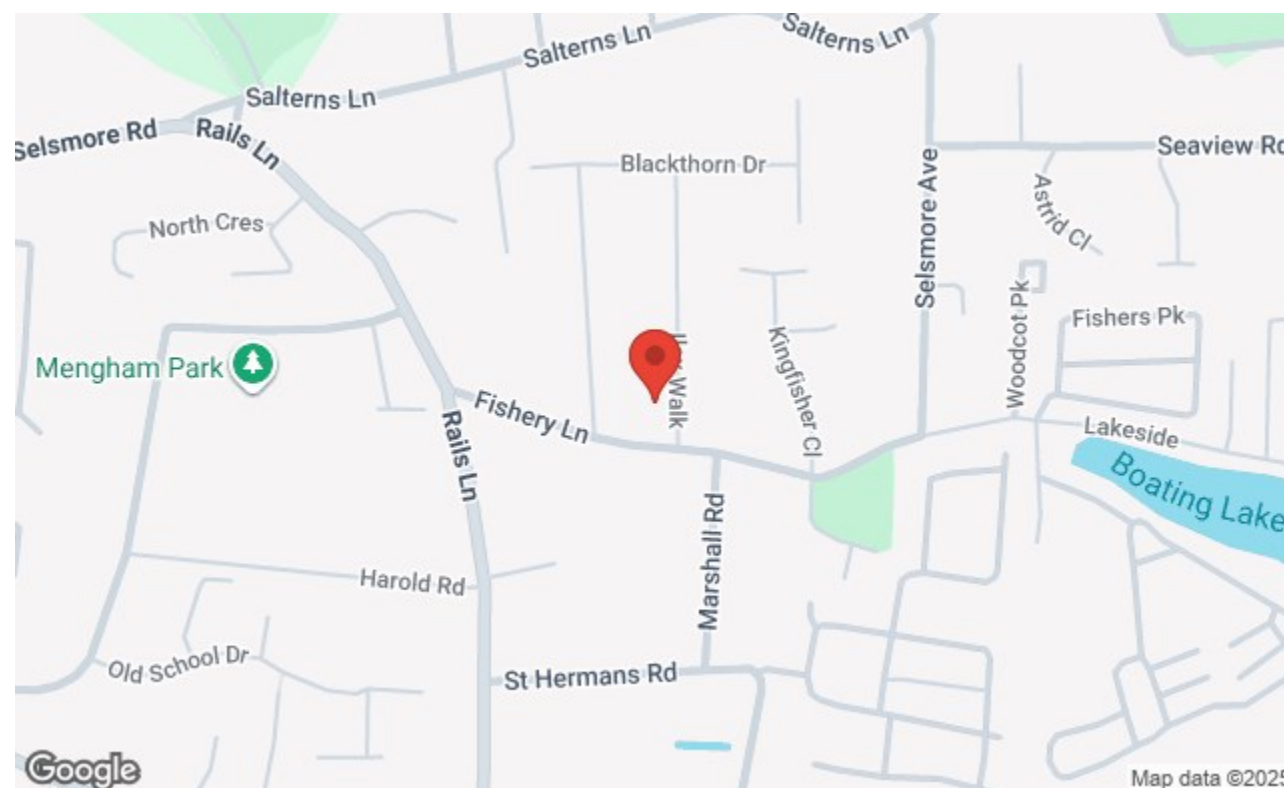
Approximate Area = 1184 sq ft / 109.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1361483



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



Price Guide £300,000

Ilex Walk, Hayling Island PO11 9NZ

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HIGHLIGHTS

- ❖ Terraced Family Home
- ❖ Deceptively Spacious
- ❖ Versatile Living Accommodation
- ❖ Extended Dining from Kitchen
- ❖ Three/Four Bedrooms
- ❖ Ground Floor Shower Room
- ❖ Low Maintenance Garden
- ❖ Private Driveway for Two Cars
- ❖ Close to Beachfront & Shops
- ❖ Coastal Walking Routes Nearby

Located in the sought-after location of Ilex Walk on Hayling Island, this deceptively spacious mid-terrace family home offers a delightful blend of comfort and convenience. With three generous bedrooms, this property is perfect for families seeking room to grow. The ground floor has been thoughtfully extended, providing an additional dining area that seamlessly connects from the kitchen. Additionally, there is a versatile fourth bedroom, complete with an adjacent shower room, making it ideal for guests or with flexibility for a home office/playroom. The loft has also been fully boarded by the current owner for practicality of storage.

The expansive living room, which spans the left side of the property on entry, is perfect for relaxation and entertaining, offering ample space for family gatherings. The property also boasts a private driveway that accommodates two vehicles, ensuring parking is never a concern.

The low-maintenance rear garden, surrounded by a secure fence, provides a peaceful outdoor space for children to play or for enjoying a quiet afternoon in the sun.

Situated in a coastal locality, this home is just a stone's throw away from the beautiful beachfront, allowing for leisurely strolls by the sea. Additionally, local shops and well-connected bus routes are conveniently nearby, making daily errands and commutes a breeze. This property is an excellent opportunity for those looking to embrace a relaxed lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home as it offers lots of potential to make your own.

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



PROPERTY INFORMATION

RECEPTION/DINING ROOM
24'0" x 10'10" (7.32 x 3.31)

KITCHEN
9'10" x 7'11" (3.01 x 2.43)

DINING (EXTENSION)
14'7" x 7'10" (4.46 x 2.39)

STUDY/BEDROOM FOUR
9'8" x 8'11" (2.95 x 2.73)

SHOWER ROOM
8'2" x 4'7" (2.49 x 1.42)

BEDROOM ONE
12'5" x 7'3" (3.80 x 2.21)

BEDROOM TWO
11'2" x 10'11" (3.41 x 3.33)

BEDROOM THREE
10'4" x 8'10" (3.17 x 2.71)

BATHROOM
7'3" x 4'10" (2.23 x 1.49)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	69	77
England & Wales		



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