

Offers Over £425,000

Avenue Road, Hayling Island PO11 0LX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Semi-Detached Family Home
- ❖ Desirable position on Hayling Island
- ❖ Dual Aspect Living Room
- ❖ Open Plan Kitchen/Dining
- ❖ Substantial Boot Room/Store
- ❖ Three Double Bedrooms
- ❖ Dressing Room from Primary
- ❖ Large South Facing Garden
- ❖ Private Driveway
- Integral Single Extended Garage

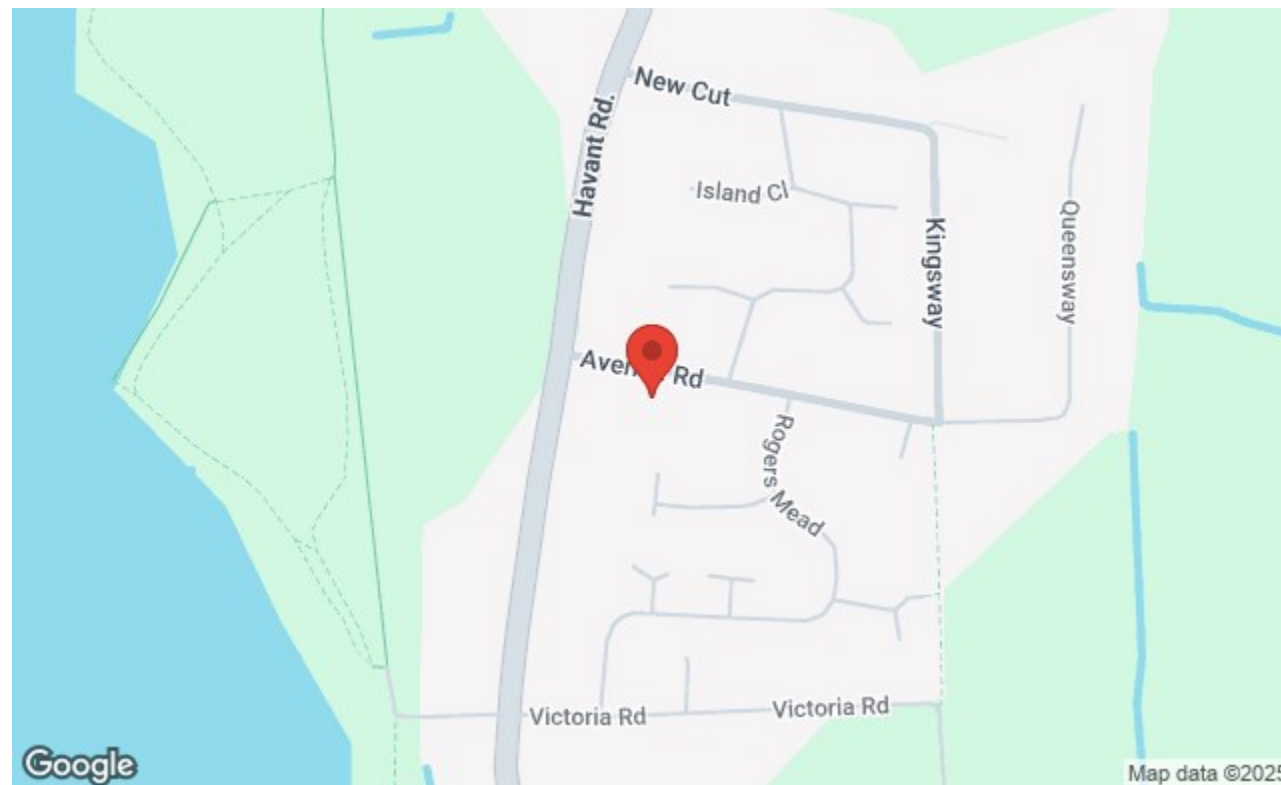
Situated in the desirable locality of North Hayling, this extended three-bedroom semi-detached family home offers fantastic versatile living accommodation with practical facilities, abundance of storage, expansive rear garden and parking for several cars on a large driveway.

The current owners use the front door positioned directly ahead of the driveway for practical use of the boot room once inside. This leads conveniently through to the large converted front portion of the garage which is currently purposed as a store. This gives access through to the rear expanse of the garage/workshop. The Kitchen is a large open L-Shape room with large patio doors leading out into the generous rear garden. White Shaker style cabinetry wraps around the functional area within the kitchen offering integrated single oven and hob with spaces for freestanding utility appliances. The sitting room leads on from the kitchen and boasts multiple aspect windows that flood the space with natural light and make it a fantastic room to enjoy and reside of an evening. The original entrance hall is accessed through from the sitting room with stairs

rising to first floor.

Upstairs, the second bedroom is a comfortable double with built-in wardrobes sitting to the left of the stairs via a lobby area providing storage. Bedroom three is behind bedroom two in the centre of the first floor and is another good size. The family bathroom offers a three-piece suite and facilities including a large bath with shower over. The primary bedroom is an expansive room incorporating plentiful built in storage and boasts a glorious view of the large rear garden. There is also an additional room that is accessible adjacent to the primary that is currently purposed as a dressing room yet offers versatility for a nursery or study space.

The rear garden is a beautiful south facing expanse of space and has been carefully considered by the current owners to offer zoned 'grow your own' sections for planting vegetables.



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Call today to arrange a viewing
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PROPERTY INFORMATION

SITTING ROOM
21'3" x 15'11" (6.50 x 4.87)

KITCHEN/BREAKFAST ROOM
21'9" x 15'1" (6.65 x 4.61)

BOOT ROOM
8'8" x 5'10" (2.66 x 1.79)

STORE ROOM
12'0" x 9'1" (3.67 x 2.78)

BEDROOM ONE
15'3" x 14'9" (4.66 x 4.51)

DRESSING ROOM
15'3" x 5'10" (4.66 x 1.80)

BEDROOM TWO
13'10" x 9'5" (4.23 x 2.88)

BEDROOM THREE
9'6" x 8'11" (2.90 x 2.73)

GARAGE/WORKSHOP
26'4" x 11'8" (8.03 x 3.58)

COUNCIL TAX BAND E

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		
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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