



Offers In Excess Of £550,000

Manor Road, Hayling Island PO11 0QL



TOTAL FLOOR AREA: 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ DOUBLE DRIVEWAY
- ❖ REMOTE CONTROL GARAGE
- ❖ FULLY REFURBISHED
- ❖ ENSUITE TO MASTER
- ❖ LARGE DRESSING ROOM
- ❖ OVERLOOKING FIELDS
- ❖ PRIVATE ROAD
- ❖ NO FORWARD CHAIN

REFURBISHED FOUR BEDROOM DETACHED HOME ON PRIVATE ROAD

A fantastic opportunity to purchase this exceptional, four bedroom, detached house located in the highly sought after location of The Nurseries, a private road in Hayling. This wonderful property has space in abundance across two floors offering excellent practicality for a family and benefitting from a full refurbishment is ready for a new owner.

Externally, this detached property is overlooking a large farmers field, and enjoys a wrap around garden directly adjacent. The property also enjoys a large double garage, with parking in front along with a separate driveway.

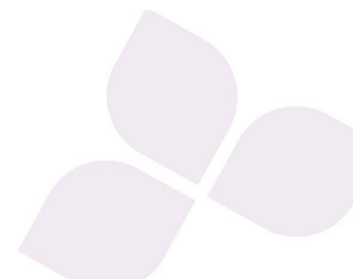
As you enter the property, it is immediately clear that the property has been lovingly cared for and improved by the current owners. Upon entry via

the large entrance hall, you have access to all the ground floor accommodation. The ground floor consists of a spacious lounge which measures over 20ft in length and is flooded with light from the front and rear aspect windows. The space also has steps down into the dining room, modern kitchen and utility. The ground floor is completed by the w.c and fourth bedroom/reception.

Moving to the first floor, the property has three double bedrooms, with the master boasting ensuite bathrooms and a 20ft walk in dressing room.

The rear garden is enclosed to all sides and of westerly aspect and is laid mainly to lawn with raised patio for entertaining friends and family.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
9'11" x 5'10" (3.02m x 1.78m)

LOUNGE
20'4" x 14'8" (6.20m x 4.47m)

DINING ROOM
13'7" x 12'8" (4.14m x 3.86m)

KITCHEN
11'2" x 10' (3.40m x 3.05m)

UTILITY ROOM
6'3" x 7' (1.91m x 2.13m)

BEDROOM FOUR/RECEPTION
10' x 10' (3.05m x 3.05m)

BEDROOM ONE
13'2" x 13'3" (4.01m x 4.04m)

ENSUITE
7'5" x 6'11" (2.26m x 2.11m)

DRESSING ROOM
20'5" x 5'5" (6.22m x 1.65m)

BEDROOM TWO
10' x 13'11" (3.05m x 4.24m)

BEDROOM THREE
10' x 10'1" (3.05m x 3.07m)

BATHROOM
10'7" x 6'8" (3.23m x 2.03m)

W.C
6'8" x 2'9" (2.03m x 0.84m)

GARAGE
16'1" x 21'8" (4.90m x 6.60m)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is

competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND E

OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
	69
52	

Very energy efficient - lower running costs
(12 kWh) A
(11-11) 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
England & Wales



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