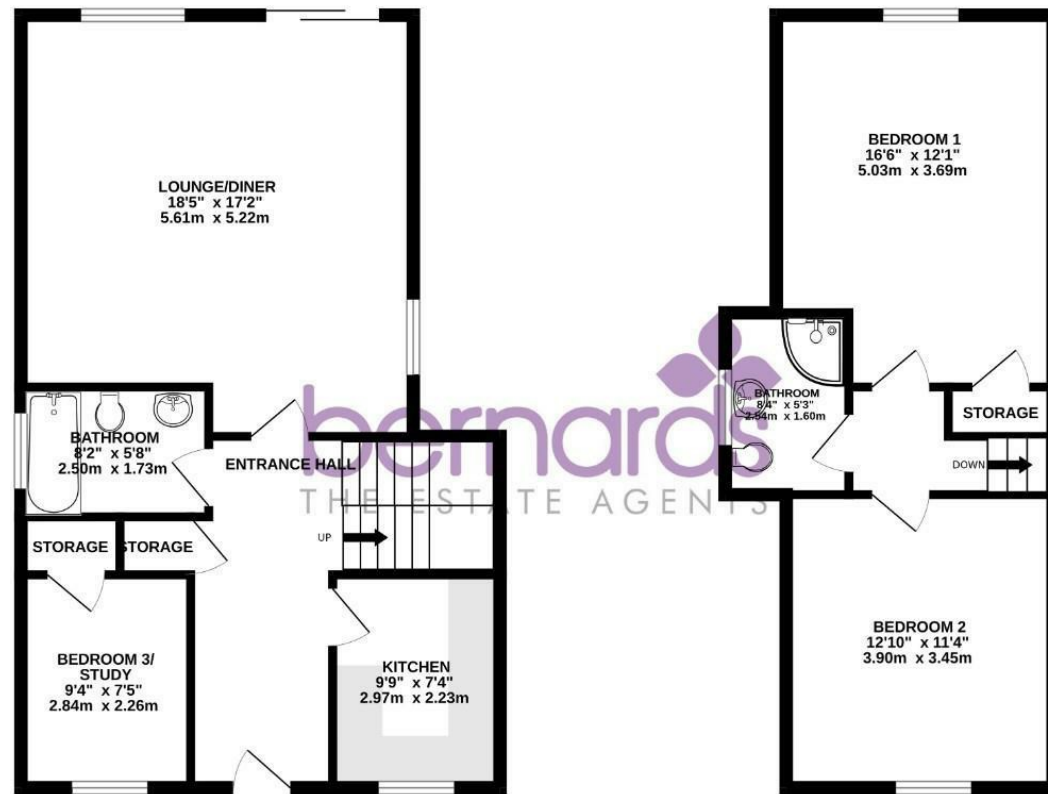
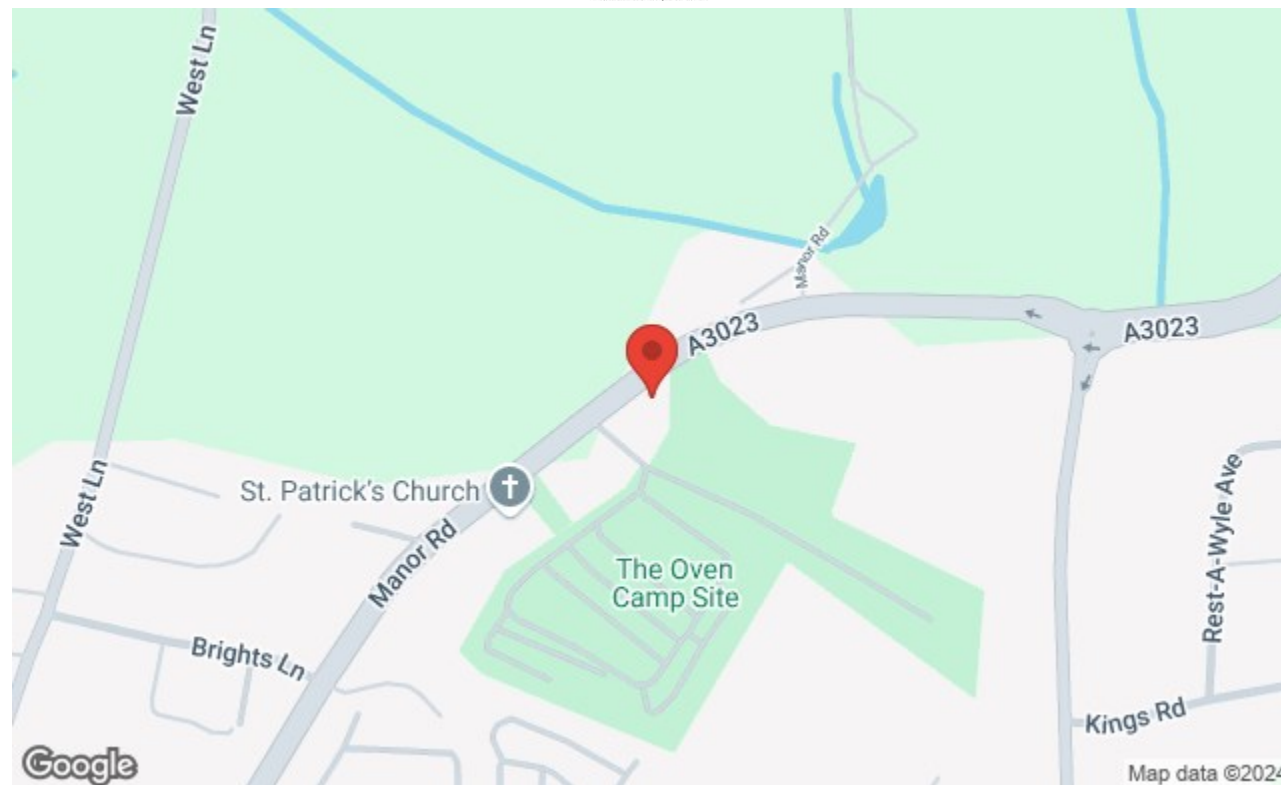


GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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.  
 Made with Metropix (2024)



**FOR SALE**

Offers In Excess Of £400,000

Manor Road, Hayling Island PO11 0QX

**bernards**  
THE ESTATE AGENTS



3 2 1

### HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE BEDROOMS
- ❖ VERSATILE LAYOUT
- ❖ BEAUTIFUL GARDEN
- ❖ OVERLOOKING FIELDS
- ❖ SUMMER HOUSE
- ❖ TWO BATHROOMS
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN KITCHEN
- ❖ OFF ROAD PARKING

\*\*\*NO CHAIN\*\*\*

Welcome to Myrtle Villa, a charming detached house located on Manor Road in the picturesque Hayling Island. This property boasts a modern interior with a versatile layout, perfect for families or those who love to entertain.

As you step inside, you are greeted by a spacious reception room, ideal for relaxing or hosting guests. With three bedrooms and two bathrooms, there is plenty of space for everyone to enjoy their own privacy.

One of the highlights of this property is its outlook, being in semi-rural location, the home enjoys beautiful field views to the

front and sunny southerly facing garden, where you can bask in the sunlight and enjoy the peaceful Imagine sipping your morning coffee or hosting a barbecue in this idyllic setting.

Conveniently, there is parking available for two vehicles, making coming home a breeze. Whether you are looking for a peaceful retreat or a place to create lasting memories, Myrtle Villa offers the best of both worlds with its modern amenities and tranquil location.

Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm of Myrtle Villa for yourself.

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

**LOUNGE/DINER**  
17'2" x 18'5" (5.23m x 5.61m)

**KITCHEN**  
9'9" x 7'4" (2.97m x 2.24m)

**BEDROOM ONE**  
16'6" x 12'1" (5.03m x 3.68m)

**BEDROOM TWO**  
11'4" x 12'10" (3.45m x 3.91m)

**BEDROOM THREE**  
7'5" x 9'4" (2.26m x 2.84m)

**BATHROOM**  
8'2" x 5'8" (2.49m x 1.73m)

**SHOWER ROOM**  
5'3" x 8'4" (1.60m x 2.54m)

## 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!

## 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
84	94
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	
England & Wales	



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