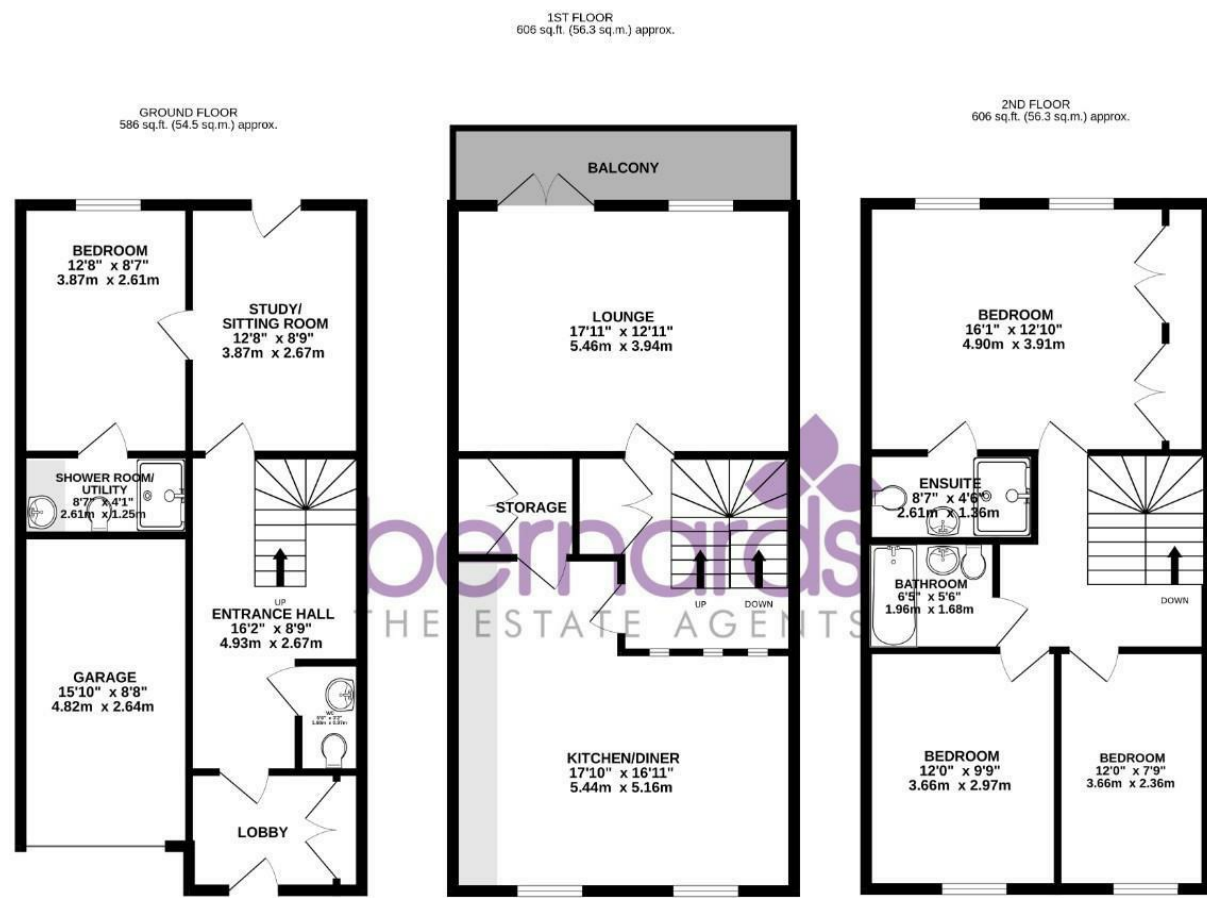


FOR SALE

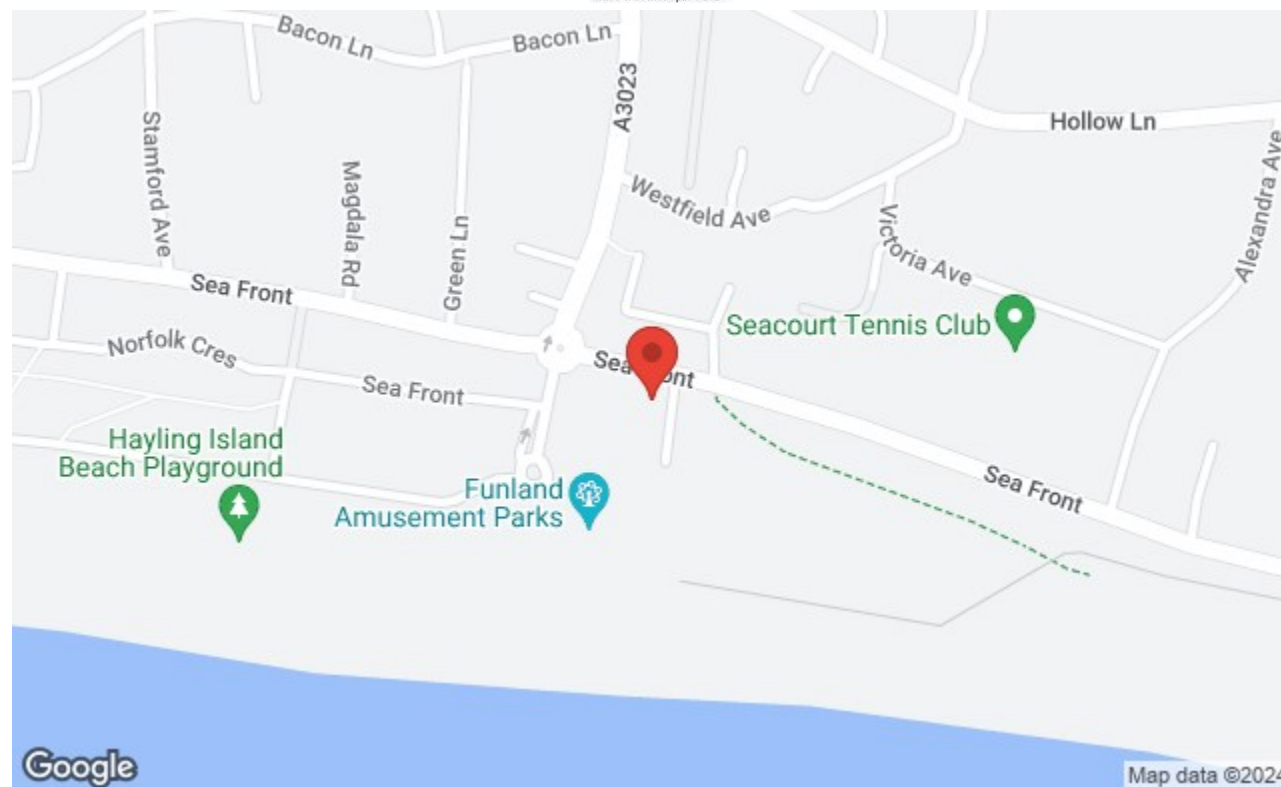
Offers In Excess Of £500,000

Sea Front, Hayling Island PO11 0AQ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1797 sq.ft. (167.0 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



4 bedrooms, 3 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ BEAUTIFUL TOWNHOUSE
- ❖ SEA AND BEACH VIEWS
- ❖ SOUTH FACING BALCONY
- ❖ VERSATILE LAYOUT
- ❖ GARAGE AND PARKING
- ❖ THREE BATHROOMS
- ❖ CLOSE TO AMENITIES
- ❖ PRIVATE ROAD
- ❖ A MUST VIEW

COMPLETE CHAIN

Welcome to this stunning townhouse located on the Sea Front of Hayling Island! This property boasts 2/3 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

Imagine waking up to the soothing sound of the waves and enjoying panoramic views of the beach and sea right from your balcony. The versatile layout of this house offers endless possibilities to tailor the space to your liking, whether you prefer a cosy reading nook or a home office with a view.

With parking for 2 vehicles, a garage, and additional Visitors parking, convenience is at your doorstep. The property is very well presented, ensuring that you can move in and start enjoying your new home right away.

Don't miss the opportunity to own a piece of paradise with this beautiful townhouse offering beachfront living at its finest. Contact us today to arrange a viewing and make your dream of seaside living a reality!

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

GROUND FLOOR

ENTRANCE LOBBY
7'6" x 6' (2.29m x 1.83m)

HALL
16'2" x 8'9" (4.93m x 2.67m)

W.C
3'2" x 5'6" (0.97m x 1.68m)

STUDY/RECEPTION
12'8" x 8'9" (3.86m x 2.67m)

BEDROOM
12'8" x 8'7" (3.86m x 2.62m)

UTILITY/SHOWER ROOM
8'7" x 4'1" (2.62m x 1.24m)

FIRST FLOOR

KITCHEN/DINER
17'10" x 16'11" (5.44m x 5.16m)

STUDY/PANTRY
6'3" x 5'7" (1.91m x 1.70m)

LOUNGE
17'11" x 12'11" (5.46m x 3.94m)

BALCONY
approx 17'11" x 3'11" (approx 5.46m x 1.19m)

FIRST FLOOR

BEDROOM
16'1" x 12'10" (4.90m x 3.91m)

ENSUITE
8'7" x 4'6" (2.62m x 1.37m)

BEDROOM
12' x 9'9" (3.66m x 2.97m)

BEDROOM
12' x 7'9" (3.66m x 2.36m)

BATHROOM
6'5" x 5'6" (1.96m x 1.68m)

GARAGE
8'8" x 15'10" (2.64m x 4.83m)

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
72	85

Very energy efficient - lower running costs
(82-91) A
(69-81) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

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