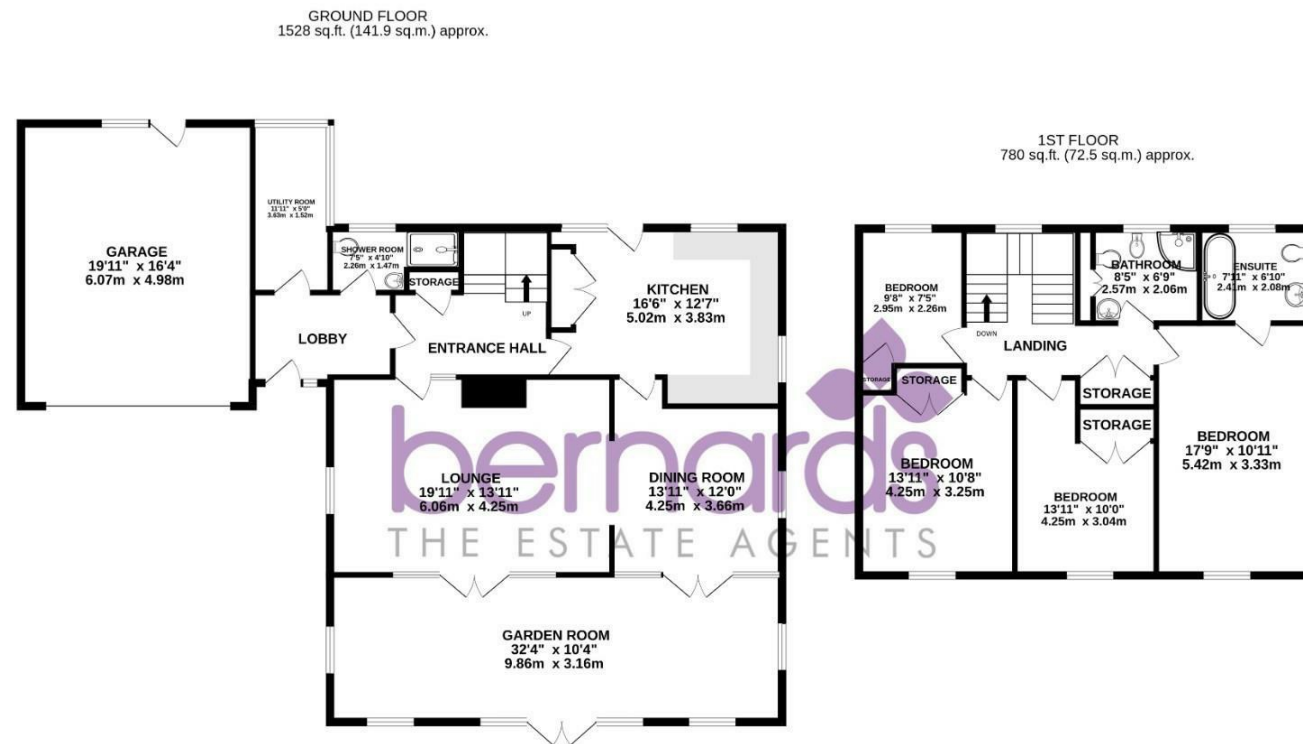




Offers In Excess Of £575,000

Hollow Lane, Hayling Island PO11 9EX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

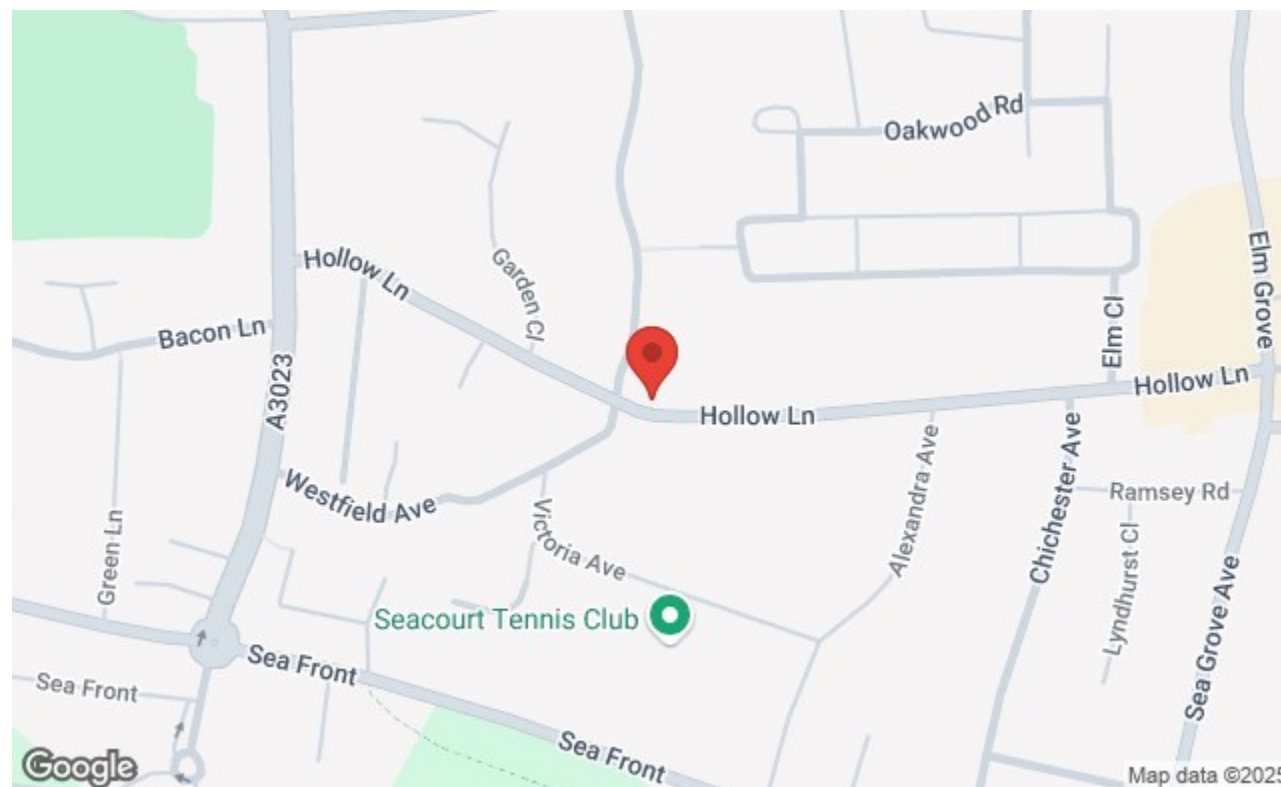
- ❖ FOUR BEDROOMS
- ❖ DETACHED FAMILY HOME
- ❖ LARGE PLOT
- ❖ FRONT AND REAR GARDENS
- ❖ HUGE DRIVEWAY
- ❖ GARAGE
- ❖ THREE RECEPTIONS
- ❖ THREE BATHROOMS
- ❖ POTENTIAL TO MODERNISE
- ❖ HIGHLY REQUESTED LOCATION

Nestled on the desirable Hollow Lane in Hayling Island, this stunning 4-bedroom house offers a premium living experience. Boasting 3 reception rooms and 3 bathrooms, this property provides ample space for comfortable living. With parking for up to 6 vehicles, convenience is at the forefront of this home.

Spread across 2300 SqFt, this house sits on a generous plot, allowing for spacious front and rear gardens that are meticulously maintained. The property's

potential for modernisation presents a unique opportunity for the new owners to add their personal touch and create their dream home.

Located on a sought-after road in Hayling Island, this property offers not just a house, but a lifestyle. Whether you're looking for a peaceful retreat or a place to entertain guests, this immaculate home caters to all needs. Don't miss the chance to make this house your own and enjoy the best of island living in style.



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



Call today to arrange a viewing  
02392 232 888  
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# PROPERTY INFORMATION

**LOUNGE**  
19'11" x 13'11" (6.07m x 4.24m)

**DINING ROOM**  
12' x 13'11" (3.66m x 4.24m)

**GARDEN ROOM**  
32'4" x 10'4" (9.86m x 3.15m)

**SHOWER ROOM**  
7'5" x 4'10" (2.26m x 1.47m)

**UTILITY**  
11'11" x 5' (3.63m x 1.52m)

**BEDROOM ONE**  
17'9" x 10'11" (5.41m x 3.33m)

**ENSUITE**  
7'11" x 6'10" (2.41m x 2.08m)

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

**BEDROOM THREE**  
10'9" x 13'11" (3.28m x 4.24m)

**BEDROOM FOUR**  
7'5" x 9'8" (2.26m x 2.95m)

**BATHROOM**  
6'9" x 8'5" (2.06m x 2.57m)

**GARAGE**  
19'11" x 16'4" (6.07m x 4.98m)

## 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 F

### 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
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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