



3

Bedrooms



2

Bathrooms



1

Receptions



This bungalow has been extended and modernised by the current owners to provide spacious accommodation and a superb outside entertaining space with many modern features making this property the perfect, turn key purchase.

Gated front entrance providing privacy and security with off road parking for multiple vehicles/ boat/caravan/motorhome.

The bungalow has had extensive modernisation providing luxury finishes and modern conveniences including spacious reception hall, kitchen/dining/family room with underfloor heating and floor power sockets - kitchen area having central Island with bar seating. Large corner larder unit with auto lighting and power. Separate tea and coffee station. Electric induction hob, electric double oven. integrated dishwasher. Space for fridge freezer. Lounge area, dining area. Double french doors leading to verandah.

Master bedroom suite with double wardrobes leading through to luxury en suite shower room with walk in rain forest shower, Wc and basin with vanity unit. Two further bedrooms one with french doors leading to the verandah. Modern family bathroom.

To the side of the property there is a utility/store with light/power and water along with doors to the front and rear of the property.

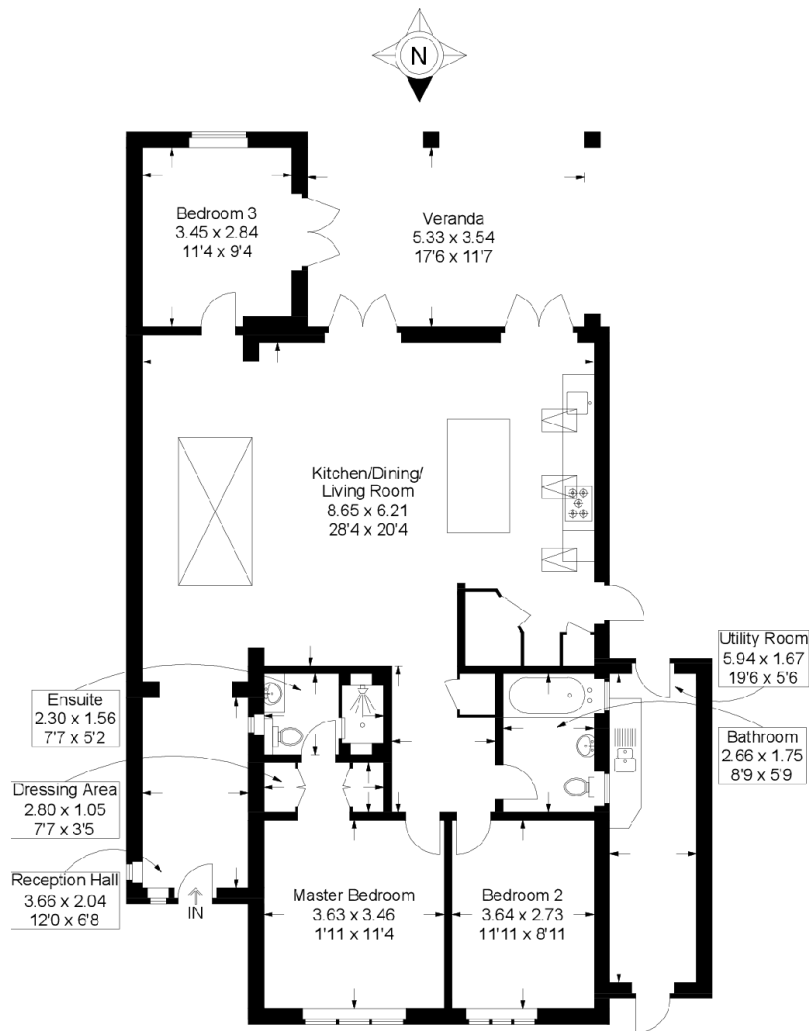
The south facing rear garden has a substantial patio area with louvered pergola providing both shaded entertaining and with two sides to fully enclose the patio area. Hot tub in situ is available by separate negotiation. Outside power points and taps.

Low maintenance rear garden with private, sunny decked area. Raised borders, established shrubs and bushes.

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND ACCOMMODATION ON OFFER.

Salterns Lane, Hayling Island

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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