

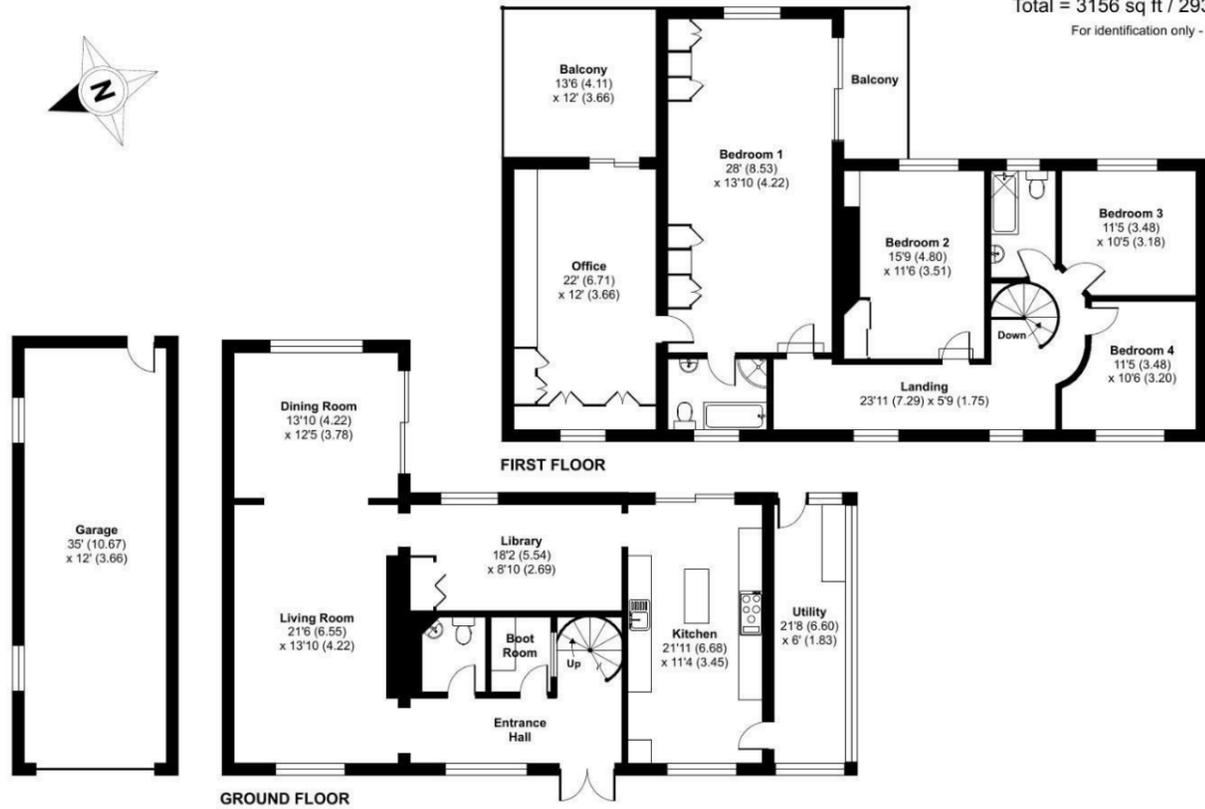
FOR SALE

£700,000

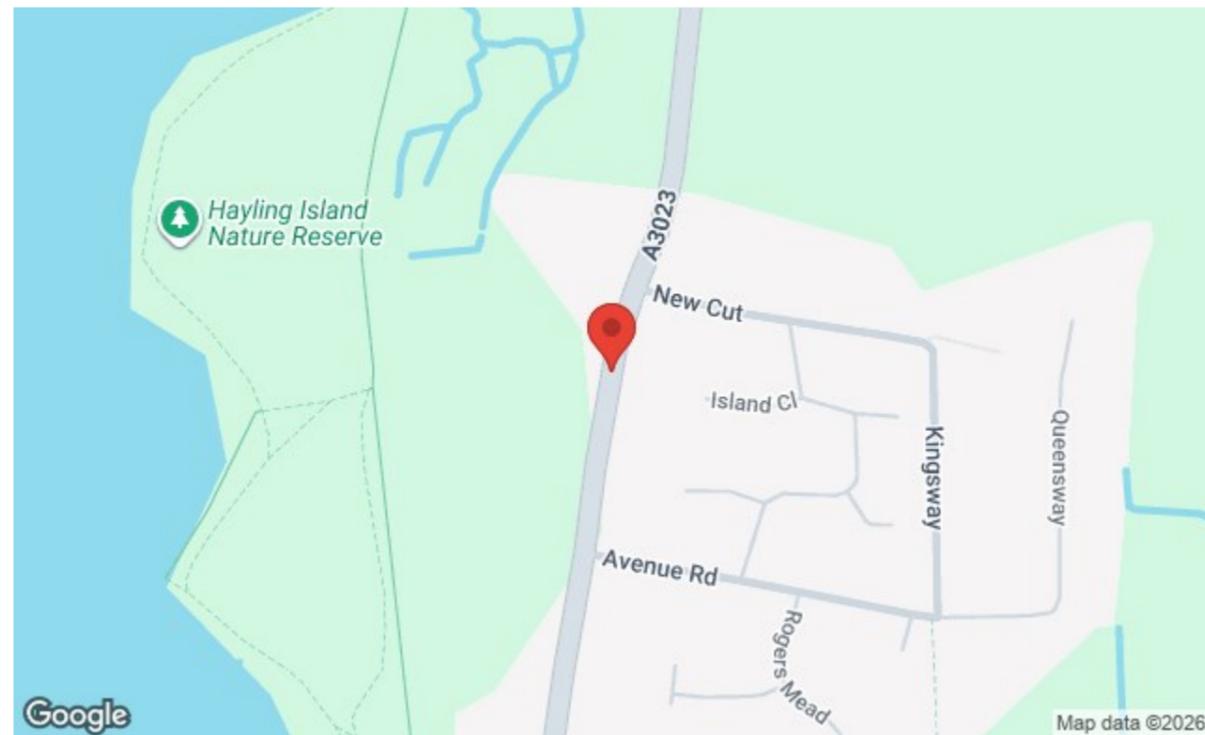
Havant Road, Hayling Island PO11 0LN

bernards
THE ESTATE AGENTS

Approximate Area = 2736 sq ft / 254.2 sq m
Garage = 420 sq ft / 39 sq m
Total = 3156 sq ft / 293.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Taylor Hill & Bond. REF: 1140966



4 2 2

HIGHLIGHTS

- ❖ Detached Family Home
- ❖ No Forward Chain
- ❖ Dual Aspect Lounge/Diner
- ❖ Rear Library overlooking Garden
- ❖ Generous Kitchen with Island
- ❖ Separate Utility Room
- ❖ Four Double Bedrooms
- ❖ Large Primary with Ensuite
- ❖ Large Mature Rear Garden
- ❖ Double Depth Garage

Available with NO FORWARD CHAIN, this four-bedroom detached family home offers an abundance of features with plenty of potential to add your own decorative style. Close to local amenities and coastal pathways, this property offers a substantial footprint, generous room sizes and a beautifully mature easterly facing garden.

The sizeable entrance hallway offers generous spiral feature staircase providing access to first floor. A WC and boot room from the hall provide everyday practicality. The kitchen is a traditional shaker style with a central island. With the added benefit of space for breakfast/dining table, the kitchen offers a fantastic working room with spaces for freestanding appliances. Leading on from the kitchen, the utility room can be found with all relevant services in place for practical functionality. The large sliding doors offer access to rear patio and garden. A versatile library/home office is located with views across the established garden which is flooded with natural light and could work well as a playroom for growing families. The living room offers an expansive space, complete with rear dining room, dual aspect and

substantial character feature fireplace.

To the first floor, an architecturally featured curved wall mirrors the spiral staircase to lead you round to the family bathroom, bedrooms three and bedroom four both of which are comfortable doubles. The bathroom is a good size, offering scope to modernise. The landing continues round across to bedroom two which benefits from built in storage & views of the garden. The primary bedroom is truly spectacular, complete with balcony, en-suite and further built in storage, this space has a real wow factor and has to be seen to be admired. Adjacent to the primary, a substantial home office provides ample versatility.

The garden is a substantial plot and laid to lawn with mature borders and established planting.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



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PROPERTY INFORMATION

LIVING ROOM
21'5" x 13'10" (6.55 x 4.22)

DINING ROOM
13'10" x 12'4" (4.22 x 3.78)

LIBRARY
18'2" x 8'9" (5.54 x 2.69)

KITCHEN
21'10" x 11'3" (6.68 x 3.45)

UTILITY ROOM
21'7" x 6'0" (6.60 x 1.83)

BEDROOM ONE
27'11" x 13'10" (8.53 x 4.22)

OFFICE/DRESSING ROOM
22'0" x 12'0" (6.71 x 3.66)

BEDROOM TWO
15'8" x 11'6" (4.80 x 3.51)

BEDROOM THREE
11'5" x 10'5" (3.48 x 3.18)

BEDROOM FOUR
11'5" x 10'5" (3.48 x 3.20)

GARAGE
35'0" x 12'0" (10.67 x 3.66)

COUNCIL TAX BAND G

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are

marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
61	70
EU Directive 2002/91/EC	
England & Wales	



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