

Marshall Road

Hayling Island, PO11 9NH

Three Bedroom Detached Bungalow with Double Garage

Offers In Region Of

£450,000

Property Features

- SPACIOUS MODERN BUNGALOW
- DRIVEWAY PARKING FOR SEVERAL CARS
- GENEROUS SIZED KITCHEN/BREAKFAST ROOM
- CLOSE TO HAYLING SEAFRONT
- LIGHT AND AIRY LIVING DINING ROOM
- GAS CENTRAL HEATING
- THREE BEDROOMS
- MODERN BATHROOM
- DOUBLE GARAGE
- VACANT POSSESSION

OVERVIEW

Marshall Road is situated within a well established residential area of Hayling Island, a highly regarded coastal location known for its relaxed pace of life and strong sense of community. The island itself has long been a popular choice for those seeking a balance between seaside living and everyday convenience, making it particularly appealing to downsizers, retirees, and families alike.

One of the area's most attractive features is its close proximity to the coastline. Hayling Island is famed for its expansive beaches and open shoreline, offering plenty of opportunities for walking, cycling, and enjoying the outdoors. The seafront is also a well known destination for sailing and windsurfing, giving the area a distinct maritime character that adds to its lifestyle appeal throughout the year.

Despite its coastal setting, Marshall Road remains conveniently positioned for local amenities. The main shopping area in Mengham provides a range of independent shops alongside essential services, creating a village-style atmosphere where day-to-day needs are easily met. Cafés, restaurants, and traditional pubs are also dotted across the island, contributing to a sociable and welcoming environment without the bustle of a larger town centre.

For families, the area is supported by a selection of well regarded local schools, while the wider island setting offers a safe and community oriented environment in which to live. At the same time, the property benefits from good connectivity to the mainland. Hayling Island is linked by road to nearby Havant, where direct rail services provide access to larger centres including Portsmouth, Chichester and London, making it a practical choice for commuters as well as those seeking a quieter home base.



Overall, the area around Marshall Road offers an appealing combination of coastal charm, everyday convenience, and accessibility. Its peaceful residential setting, together with easy access to beaches, local amenities, and transport links, ensures it continues to attract a wide range of buyers looking for a well-rounded lifestyle by the sea.

PROPERTY DESCRIPTION

Set within a desirable residential area of Hayling Island, this beautifully presented three-bedroom detached bungalow offers an exceptional opportunity to acquire a spacious, light-filled home that is ready to move straight into.

The property is approached via a generous private driveway, providing off-road parking for multiple vehicles and leading to a double garage, making it ideal for families or those requiring ample parking and storage.

Internally, the home has been thoughtfully decorated throughout in neutral tones, complemented by brand new carpets, creating a fresh and welcoming atmosphere. A particularly spacious entrance hallway sets the tone for the accommodation, leading through to a bright and airy lounge/dining room, perfectly suited for both relaxing and entertaining.

The modern kitchen/breakfast room is well appointed and designed with both style and practicality in mind. It features a double oven, built-in microwave, ceramic hob with extractor, integrated dishwasher, and space for a washing machine and fridge/freezer, offering everything needed for contemporary living.

All three bedrooms are comfortable double rooms, providing flexibility for family living, guest accommodation, or a home office. The property is further enhanced by a stylish, modern bathroom, completing the internal layout.

To the rear, the delightful garden is a true highlight, boasting well established planting that creates a sense of privacy and tranquillity, an ideal space for outdoor dining or simply enjoying the surroundings.

This is a wonderfully light and airy home, presented in excellent condition throughout, and offering the perfect blank canvas for a new owner to make their own while enjoying the benefits of a peaceful coastal setting.



ROOM MEASUREMENT

HALLWAY -12' 11" x 6' 0" (3.94m x 1.83m)
 LIVING/DINING ROOM - 22' 9" x 9' 11" (6.93m x 3.02m)
 KITCHEN/BREAKFAST ROOM -18' 9" x 9' 6" (5.72m x 2.9m)
 MAIN BEDROOM - 14' 1" x 10' 0" (4.29m x 3.05m)
 BEDROOM TWO - 11' 0" x 7' 11" (3.35m x 2.41m)
 BEDROOM THREE - 8' 7" x 8' 3" (2.63m x 2.52m)
 DOUBLE GARAGE - 21'1" X 16'3" (4.96 X 6.45)



MATERIAL INFORMATION

- Price (£) -450,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band C, Havant Borough Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway and Double Garage
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Stamp Duty Land Tax

Land Registration Fees

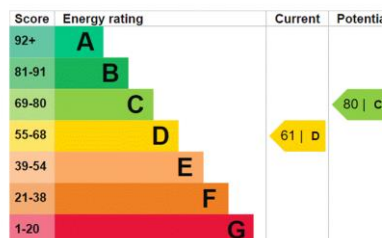
Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.



VIEWING BY APPOINTMENT THROUGH MARINA & HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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