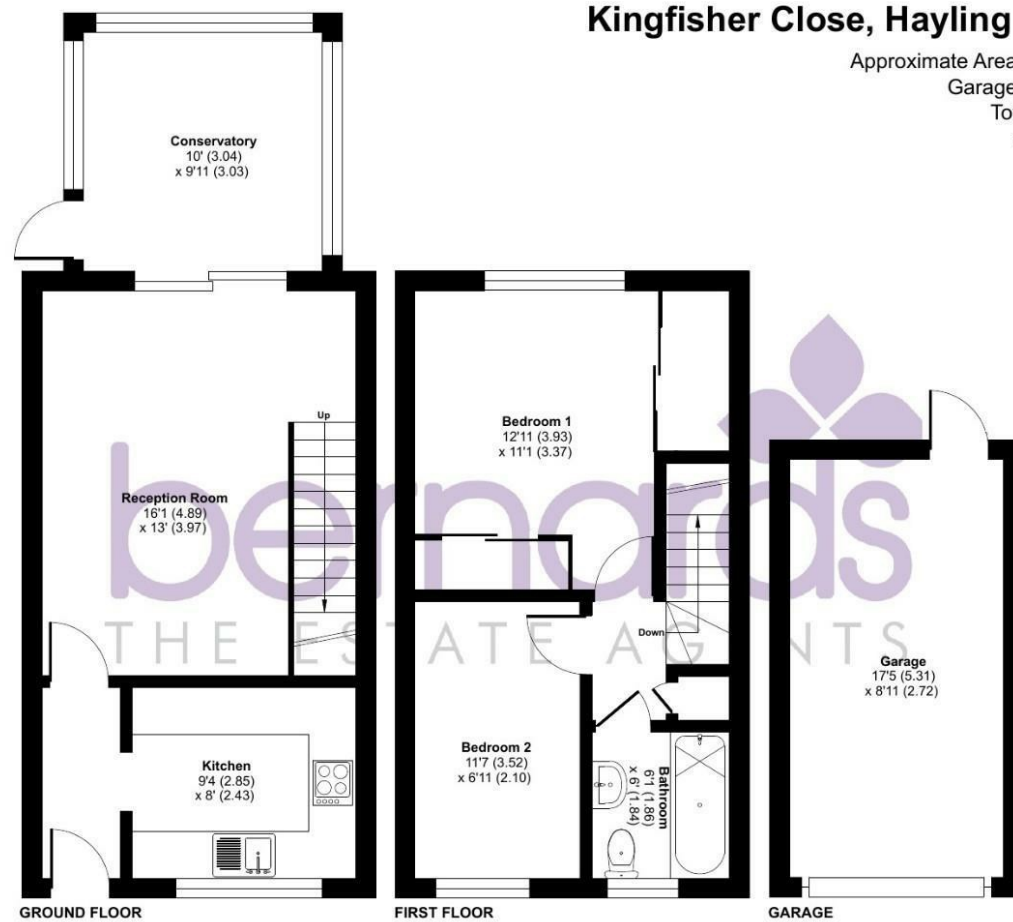


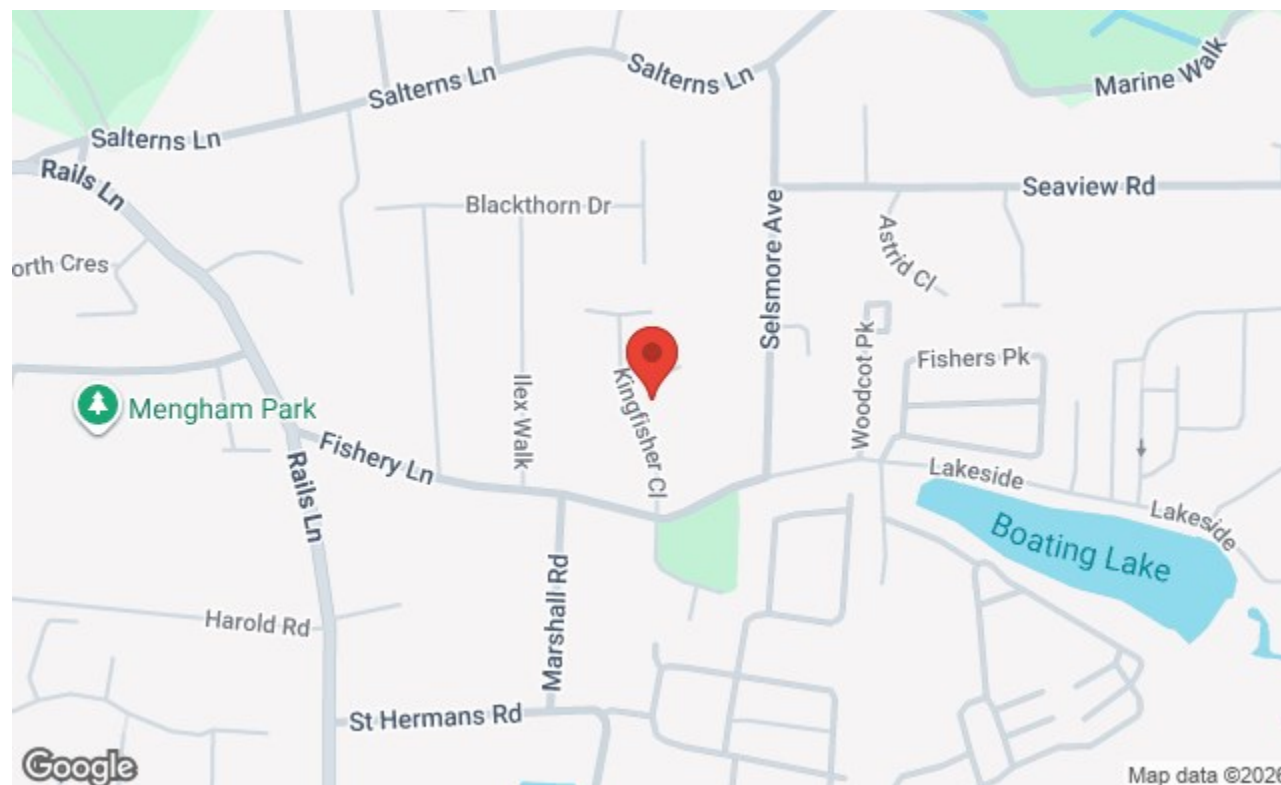


## Kingfisher Close, Hayling Island, PO11

Approximate Area = 751 sq ft / 69.7 sq m  
Garage = 155 sq ft / 14.3 sq m  
Total = 906 sq ft / 84 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1345220



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



Offers Over £340,000

Kingfisher Close, Hayling Island PO11 9NS

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## HIGHLIGHTS

- ❖ Semi-Detached Coastal Home
- ❖ Generous Living Room
- ❖ Shaker Style Two Tone Kitchen
- ❖ Two Double Bedrooms
- ❖ Conservatory & Sunny Garden
- ❖ Garage & Private Driveway
- ❖ Close to Beach & Seafront
- ❖ New Combi Boiler Dec 2024
- ❖ Double Glazing 1 Year Old
- ❖ Re-Carpeted Throughout 2yrs ago

Nestled in the highly requested and charming coastal locality of Kingfisher Close, Hayling Island, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 881 square feet, the property is situated in a peaceful cul-de-sac, ensuring a tranquil environment for its residents.

Upon entering, you will be greeted by a well-appointed reception room that flows seamlessly from the kitchen into a beautifully modernised interior. The house boasts a spacious conservatory/garden room to the rear, providing an ideal space for relaxation or entertaining guests while enjoying views of the garden.

The property features a generously sized primary bedroom, complete with built-in storage, ensuring ample space for your belongings. A second bedroom offers versatility, perfect for

guests, a home office, or a child's room. The bathroom is thoughtfully designed, catering to all your needs.

Outside, the beautifully zoned garden is a true highlight, featuring a seating area, an outbuilding, and a removeable small bar area, perfect for summer gatherings or quiet evenings together. The property also benefits from a private driveway with parking for up to three vehicles, along with a single garage, providing convenience and security.

With the seafront just a short distance away, this home is ideal for those who appreciate coastal living while enjoying the comforts of a modern home. Whether you are looking to settle down or seeking a holiday retreat, this property in Hayling Island is not to be missed.

Call today to arrange a viewing

02392 482147

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# PROPERTY INFORMATION

**LIVING ROOM**  
16'0" x 12'11" (4.89 x 3.95)

**KITCHEN**  
9'4" x 7'10" (2.85 x 2.40)

**GARDEN ROOM/CONSERVATORY**  
9'3" x 9'2" (2.84 x 2.80)

**BEDROOM ONE**  
12'9" x 11'1" (3.90 x 3.40)

**BEDROOM TWO**  
11'5" x 6'6" (3.50 x 2.00)

**BATHROOM**  
6'0" x 6'0" (1.85 x 1.85)

**GARAGE**  
17'8" x 8'10" (5.40 x 2.70)

**COUNCIL TAX BAND C**

## MORTGAGE SERVICES

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 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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