

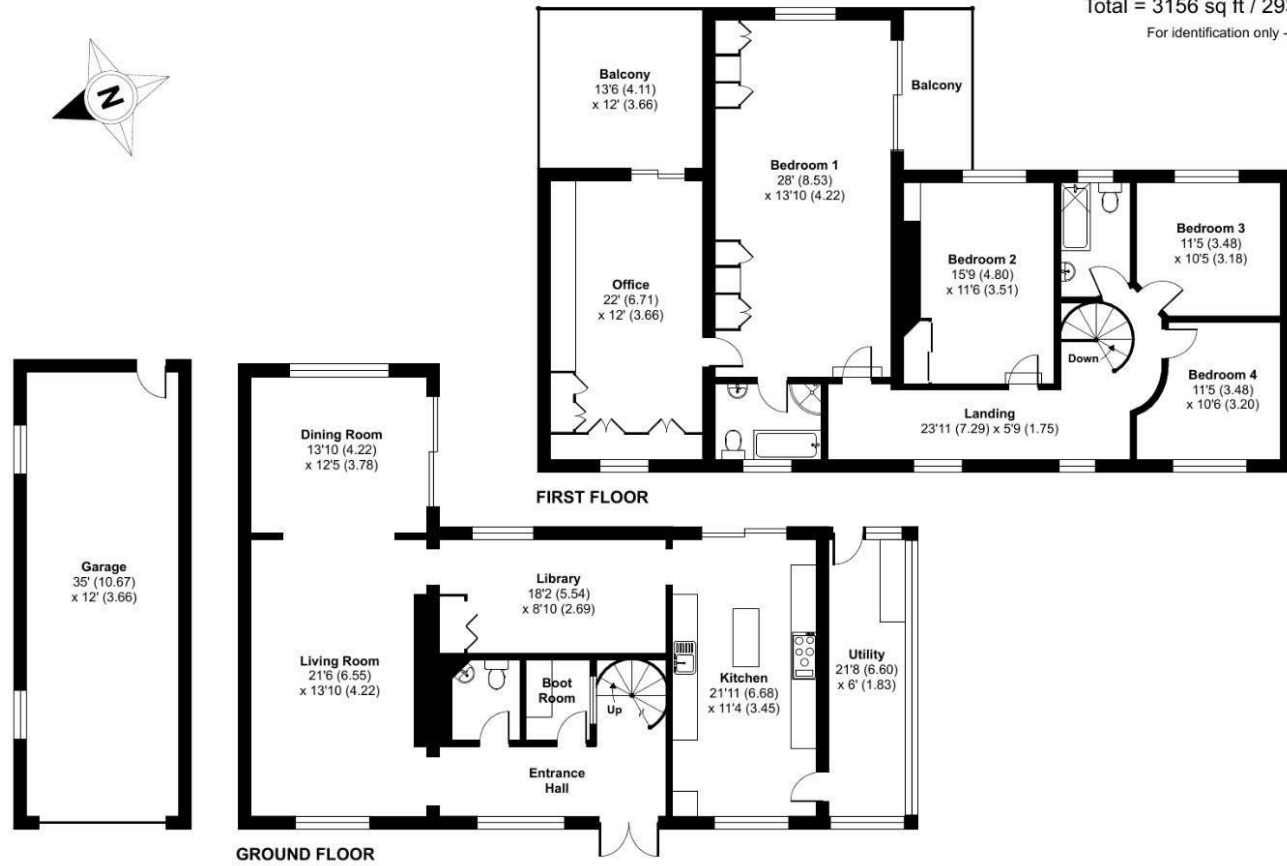
FOR SALE

£700,000

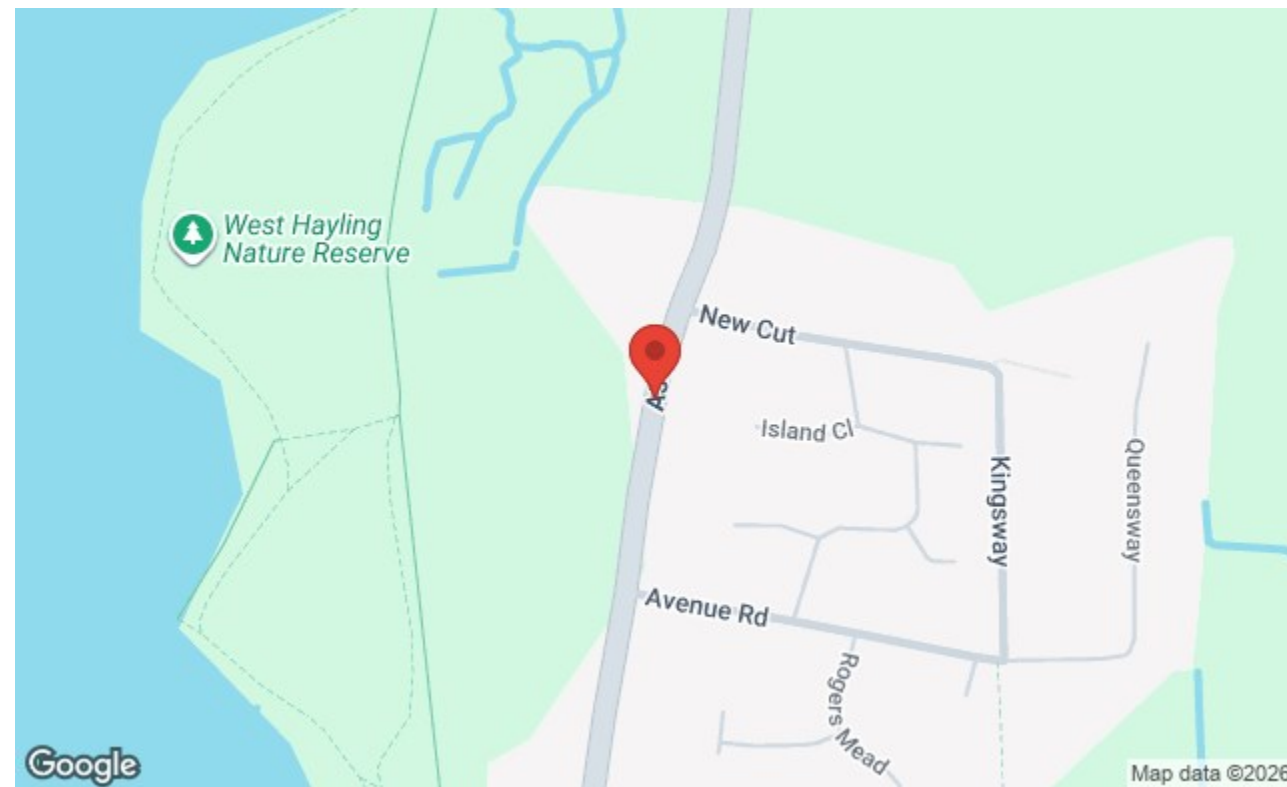
Havant Road, Hayling Island PO11 0LN

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



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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.

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.

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 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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