

£525,000
18 Salterns Lane
Hayling Island, PO11 9PJ

PROPERTY SUMMARY

This three-bedroom detached bungalow sits on a sought after tree lined lane which is conveniently located near to Mengham village (0.6 miles), which benefits from a variety of local shops and health centre. Also within half a mile or so are scenic foreshore walks and a local sailing club. Beautifully extended and finished to a high standard, the home features an entrance hall with a vaulted ceiling, a lounge/diner with a lantern-style roof and a versatile third bedroom that can double as an office. The modern fitted kitchen includes quality integrated appliances and has a side door to the utility area. An inner hall leads to the family bathroom, a spacious second double bedroom and the master bedroom with fitted wardrobes and a luxury en-suite with a double shower. The south-facing garden includes a fitted pergola with power and lighting. To the front there is a wide driveway with double gates which affords ample off-road parking for cars, a boat, or a motor home. An internal viewing is strongly recommended to fully appreciate all that is on offer in the sale of this stunning home.

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ENTRANCE HALL

KITCHEN/DINER/LOUNGE 28' 4" x 20' 4"
(8.64m x 6.2m)

HALL

BEDROOM ONE 11' 11" x 11' 4" (3.63m x 3.45m)

DRESSING ROOM

ENSUITE

BEDROOM TWO 11' 11" x 8' 11" (3.63m x 2.72m)

BEDROOM THREE 11' 4" x 9' 4" (3.45m x 2.84m)

BATHROOM 8' 9" x 5' 9" (2.67m x 1.75m)

GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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