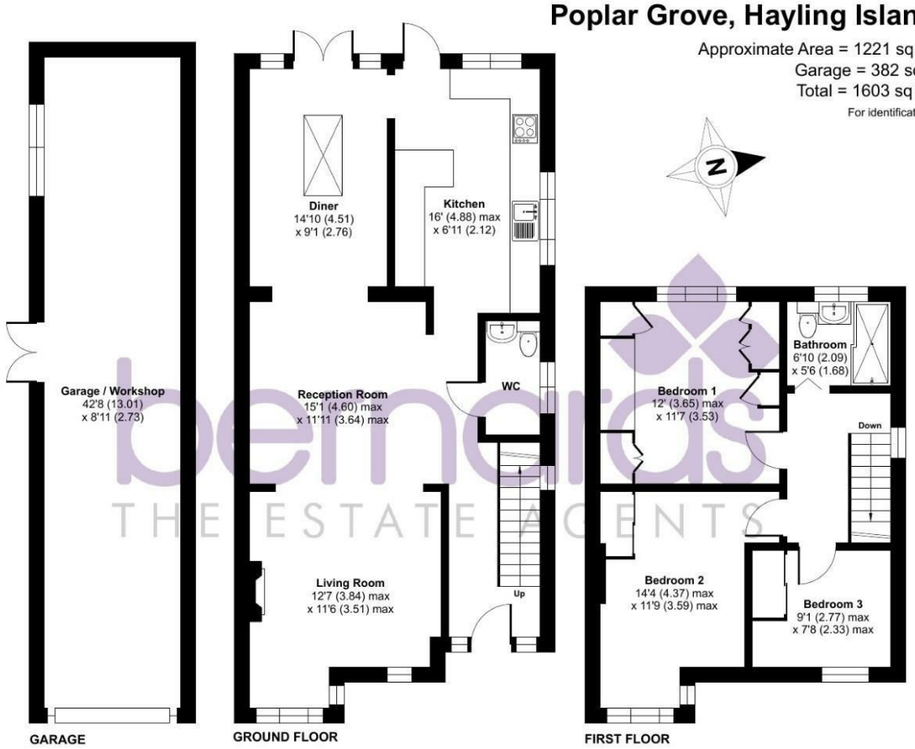
Poplar Grove, Hayling Island, PO11

Approximate Area = 1221 sq ft / 113.4 sq m
Garage = 382 sq ft / 35.4 sq m
Total = 1603 sq ft / 148.8 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1385426



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FOR SALE

Offers In Excess Of £425,000

Poplar Grove, Hayling Island PO11 9DN

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HIGHLIGHTS

- Semi-Detached Family Home
- Open Plan Living Accommodation
- Light & Well Equipped Kitchen
- Three Good Size Bedrooms
- Character Features
- Coastal Location
- Ground Floor WC
- Extended Garage/Workshop
- Private Driveway for Two Cars
- Established Rear Garden

Positioned in the charming locality of Poplar Grove on Hayling Island, this delightful three-bedroom semi-detached house, built in 1933, offers a perfect blend of character and modern living. Spanning an impressive 1,221 square feet, the property boasts expansive open-plan living accommodation on the ground floor, ideal for both relaxation and entertaining.

As you enter, you are greeted by a warm and inviting reception room that seamlessly flows into a well-equipped traditional style cream shaker kitchen. This kitchen is designed with practicality in mind, featuring ample space for freestanding appliances and a spacious dining area, perfect for family meals or hosting friends. The ground floor also includes convenient WC facilities, enhancing the functionality of the home.

The first floor comprises two generously sized double bedrooms, providing comfortable retreats for family members or guests. Additionally, there is a versatile third room that can serve as a single bedroom, home office, or nursery, catering to your specific needs.

Outside, the property features an extended tandem garage with a rear workshop, offering plenty of storage and workspace options. The nicely established rear garden is a tranquil oasis, perfect for enjoying sunny afternoons or hosting summer barbecues.

With parking available for up to three vehicles, this home is not only practical but also exudes charm and character, making it an ideal choice for families seeking a welcoming environment on Hayling Island. Don't miss the opportunity to make this lovely property your new home.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
12'7" x 11'6" (3.84 x 3.51)

RECEPTION ROOM
15'1" x 11'11" (4.60 x 3.64)

DINING
14'9" x 9'0" (4.51 x 2.76)

KITCHEN
16'0" x 6'11" (4.88 x 2.12)

BEDROOM ONE
11'11" x 11'6" (3.65 x 3.53)

BEDROOM TWO
14'4" x 11'9" (4.37 x 3.59)

BEDROOM THREE
9'1" x 7'7" (2.77 x 2.33)

BATHROOM
6'10" x 5'6" (2.09 x 1.68)

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.

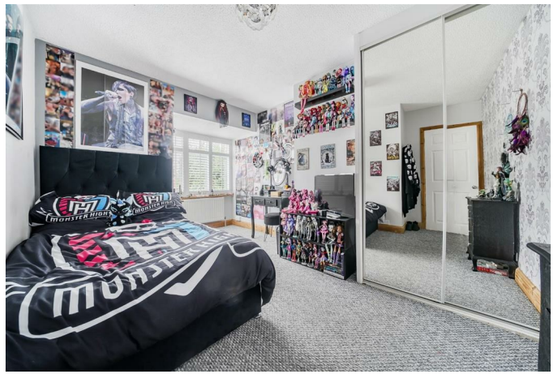








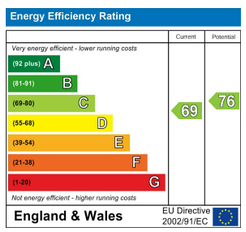












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