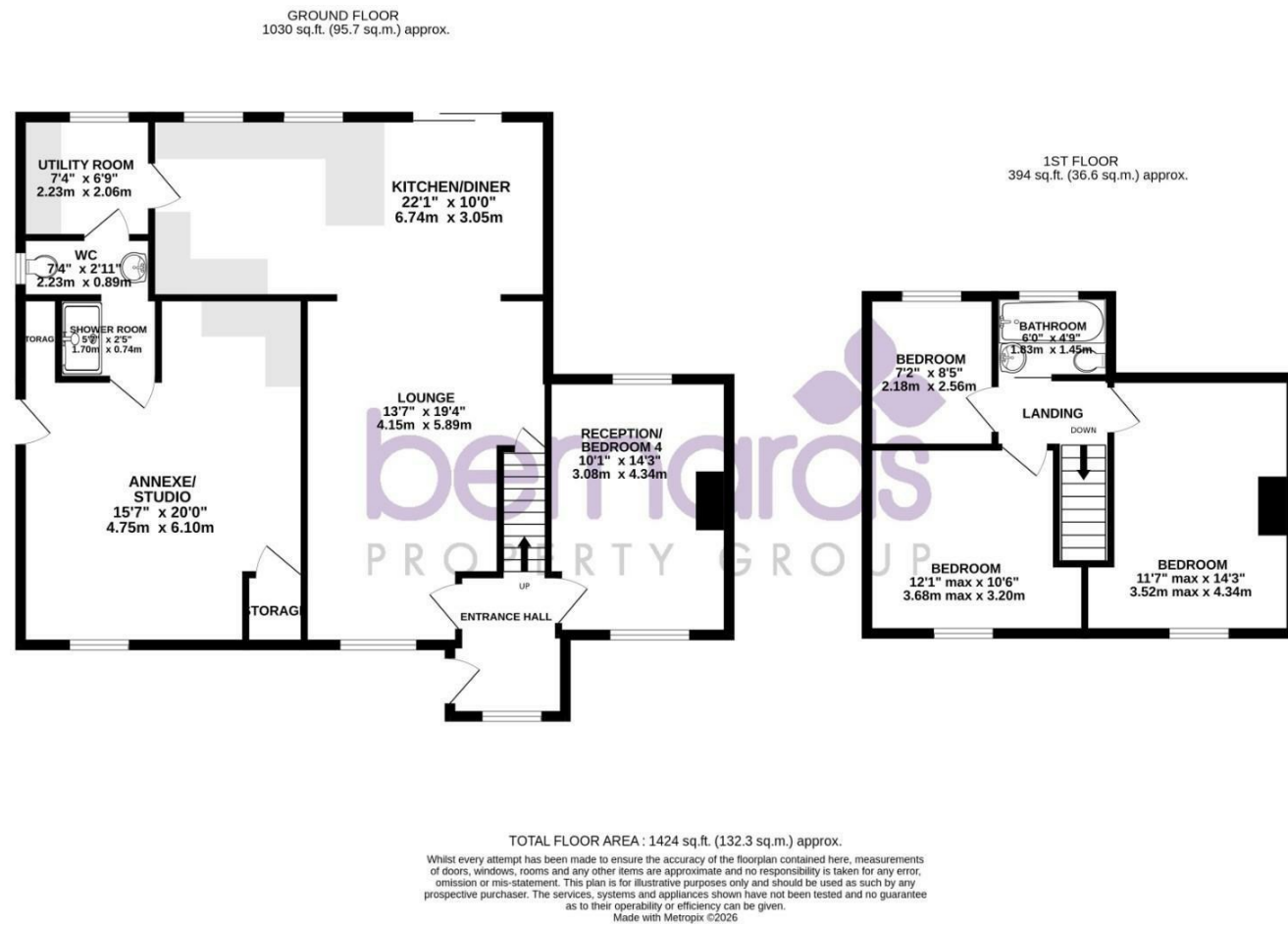




Offers In Excess Of £475,000

Atherley Road, Hayling Island PO11 0JS



## HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ KITCHEN/DINER
- ❖ SELF CONTAINED ANNEXE
- ❖ THREE RECEPTION ROOMS
- ❖ LARGE GARDEN
- ❖ DRIVEWAY FOR THREE CARS
- ❖ CUL-DE-SAC
- ❖ UTILITY ROOM
- ❖ LEAN TO
- ❖ CALL NOW TO VIEW

Nestled in the tranquil cul-de-sac of Atherley Road on Hayling Island, this charming semi-detached house, built in the 1930s, offers a delightful blend of space and comfort. Spanning an impressive 130+ SQM, the property boasts three reception rooms, making it ideal for both family living and entertaining.

Upon entering, you are greeted by an extended porch that leads to a separate reception room on the right, perfect for use as an office, playroom, or guest room. The generous lounge flows seamlessly into a spacious kitchen diner, creating a warm and inviting atmosphere for gatherings. The kitchen provides access to a utility room and a convenient downstairs shower room, enhancing the practicality of the home.

One of the standout features of this property is the self-contained annexe, complete with its own kitchenette and private entrance, offering

versatility for guests or potential rental income.

The first floor comprises three well-proportioned bedrooms, including two doubles and a single, ensuring ample space for family or visitors. The wide garden is laid to lawn, complemented by a patio area, perfect for outdoor relaxation and entertaining.

Parking is a breeze with space for two vehicles at the front of the house, making this property not only a comfortable family home but also a practical choice for modern living. With its ideal location and thoughtful layout, this house is a wonderful opportunity for those seeking a peaceful yet convenient lifestyle on Hayling Island.

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



Call today to arrange a viewing  
02392 482147  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALLWAY

**LOUNGE**  
19'3" x 13'7" (5.89 x 4.15)

**KITCHEN/DINER**  
22'1" x 10'0" (6.74 x 3.05)

**RECEPTION ROOM/BEDROOM**  
14'2" x 10'1" (4.34 x 3.08)

**UTILITY ROOM**  
7'3" x 6'7" (2.23 x 2.01)

**BEDROOM ONE**  
14'2" x 11'6" (4.34 x 3.52)

**BEDROOM TWO**  
12'0" x 10'5" (3.68 x 3.20)

**BEDROOM THREE**  
8'4" x 7'1" (2.56 x 2.18)

**BATHROOM**  
6'0" x 4'9" (1.83 x 1.45)

## ANNEXE/STUDIO

**SHOWER ROOM**  
5'6" x 2'5" (1.70 x 0.74)

**W.C**  
7'3" x 2'11" (2.23 x 0.89)

## ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**HAVANT COUNCIL TAX BAND**  
Havant Borough Council:  
BAND D £2,212.89

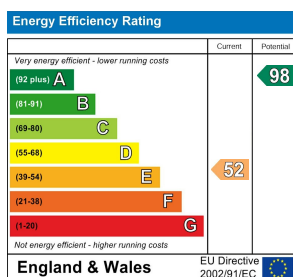
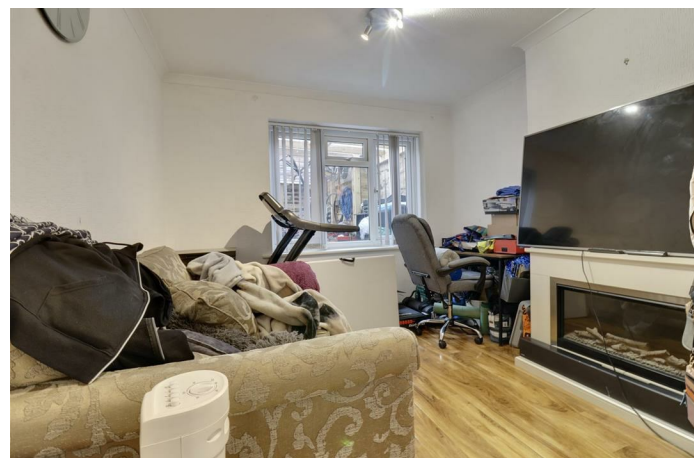
## OFFER VERIFICATION PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Scan here to see all our properties for sale and rent



Call today to arrange a viewing  
02392 482147  
www.bernardsestates.co.uk

