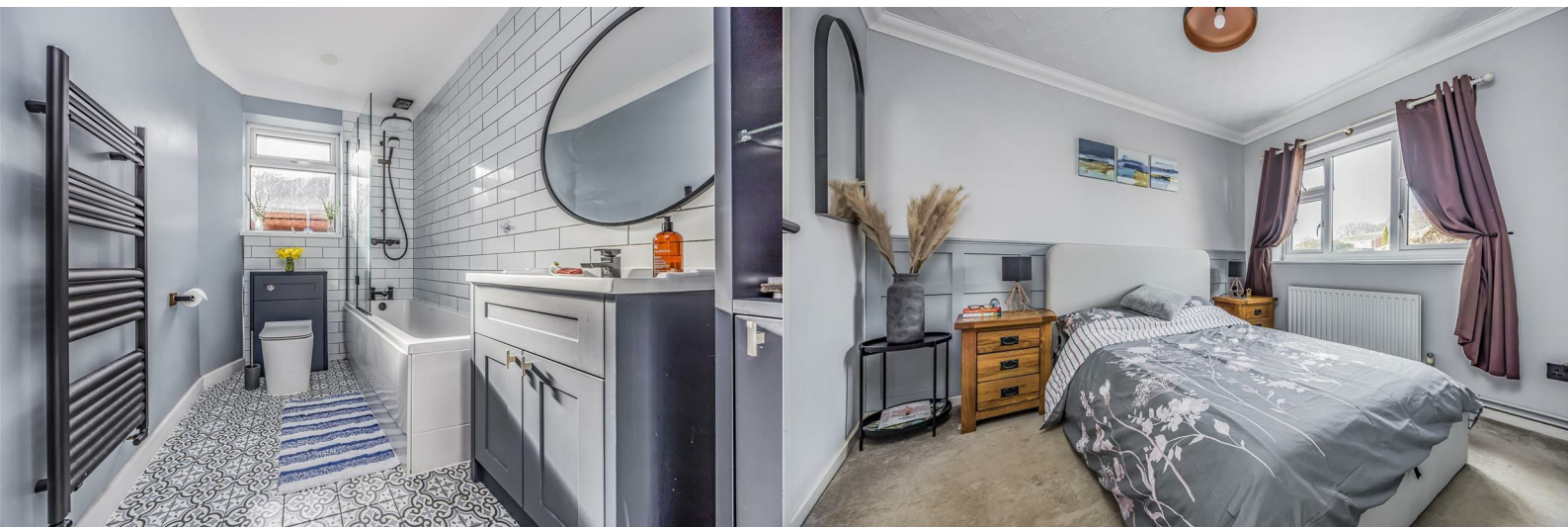




## 38 Saltmarsh Lane

Hayling Island, PO11 0JT

Offers in excess of £400,000





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Situated in a quiet cul-de-sac on sought-after Saltmarsh Lane, this well-presented three-bedroom semi-detached bungalow offers spacious, versatile accommodation all on one level — ideal for those looking to downsize without compromise.

The property is approached via a driveway providing off-road parking for several vehicles, leading to a garage which has been thoughtfully divided to create a practical gym/office space to the rear, while retaining useful storage to the front.

An enclosed entrance porch provides excellent storage for coats and shoes before leading into the welcoming internal hallway. To the front of the property, the bright and recently redecorated lounge/diner enjoys a pleasant west-facing aspect, allowing natural light to flood the room throughout the afternoon and evening. The main bedroom is also positioned to the front and benefits from its own en-suite shower room.

The kitchen is well maintained and in good condition, with convenient side access to the property.

To the rear are two further bedrooms — a generous double and a comfortable single — complimented by a useful walk-in wardrobe space. A separate study area provides an ideal work-from-home spot and leads through to the conservatory, which overlooks the garden and offers patio door access outside.

The modernised family bathroom is fitted with a shower over bath, heated towel rail and vanity unit.

Externally, the rear garden is a particularly appealing feature — well sized and mainly laid to lawn, with

mature planting. There is also a greenhouse and an insulated shed currently utilised as a home office, adding further flexibility to the space.

The property is ideally located just off West Lane, offering convenient access on and off the island. West Town village is nearby, with a range of local amenities including restaurants, shops, a pharmacy and traditional fish and chip shop. The seafront is only a short drive away, whilst Havant town centre — with its mainline train service to London — is approximately fifteen minutes by car.

Well cared for by the current owners, this attractive bungalow combines comfortable living, flexible space and a peaceful yet convenient location — making it an excellent choice for buyers seeking single-storey accommodation in a popular coastal setting.



Road Map



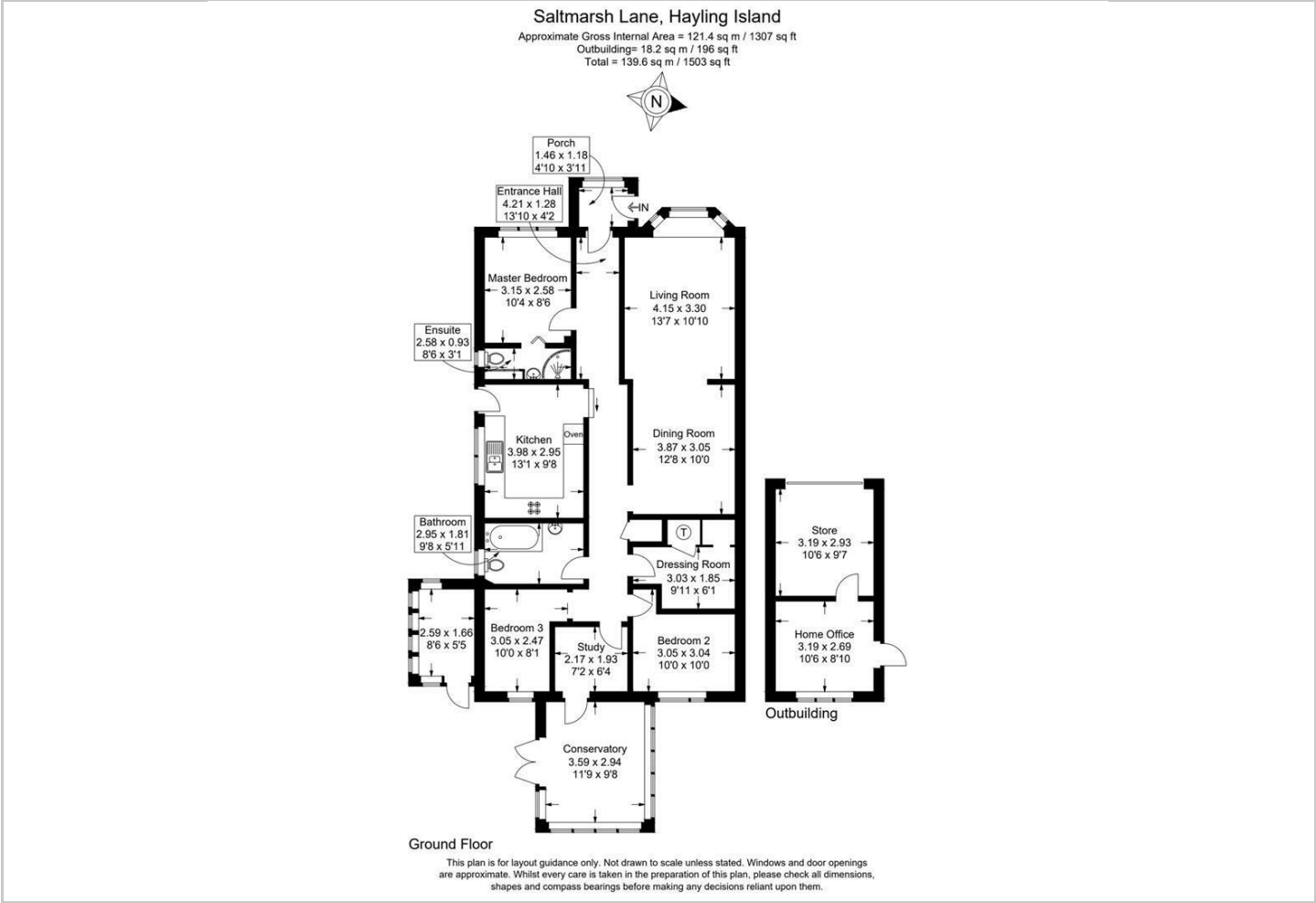
Hybrid Map



Terrain Map



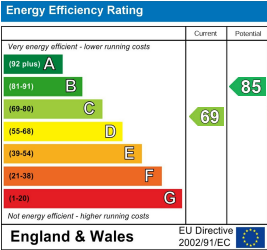
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.