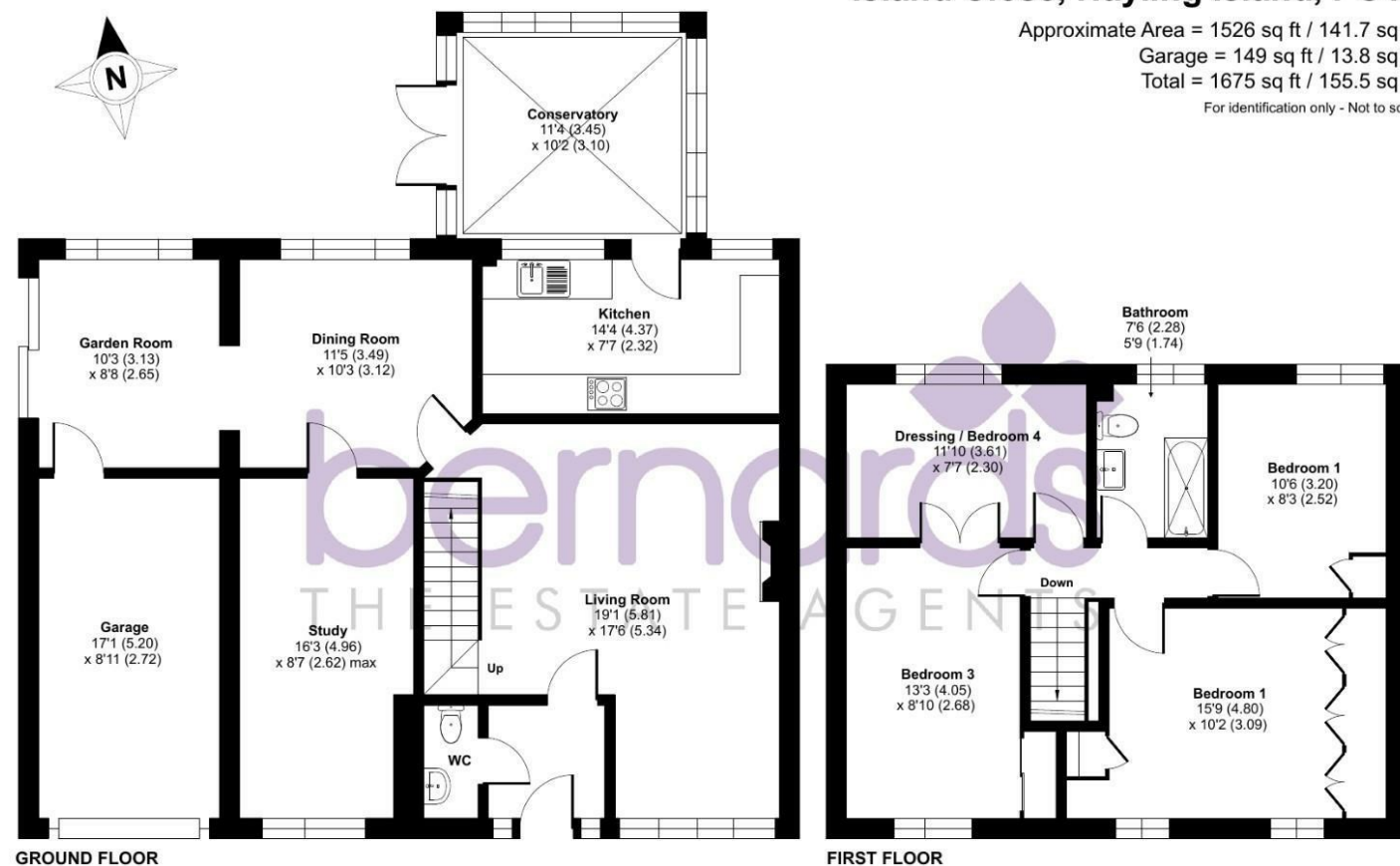
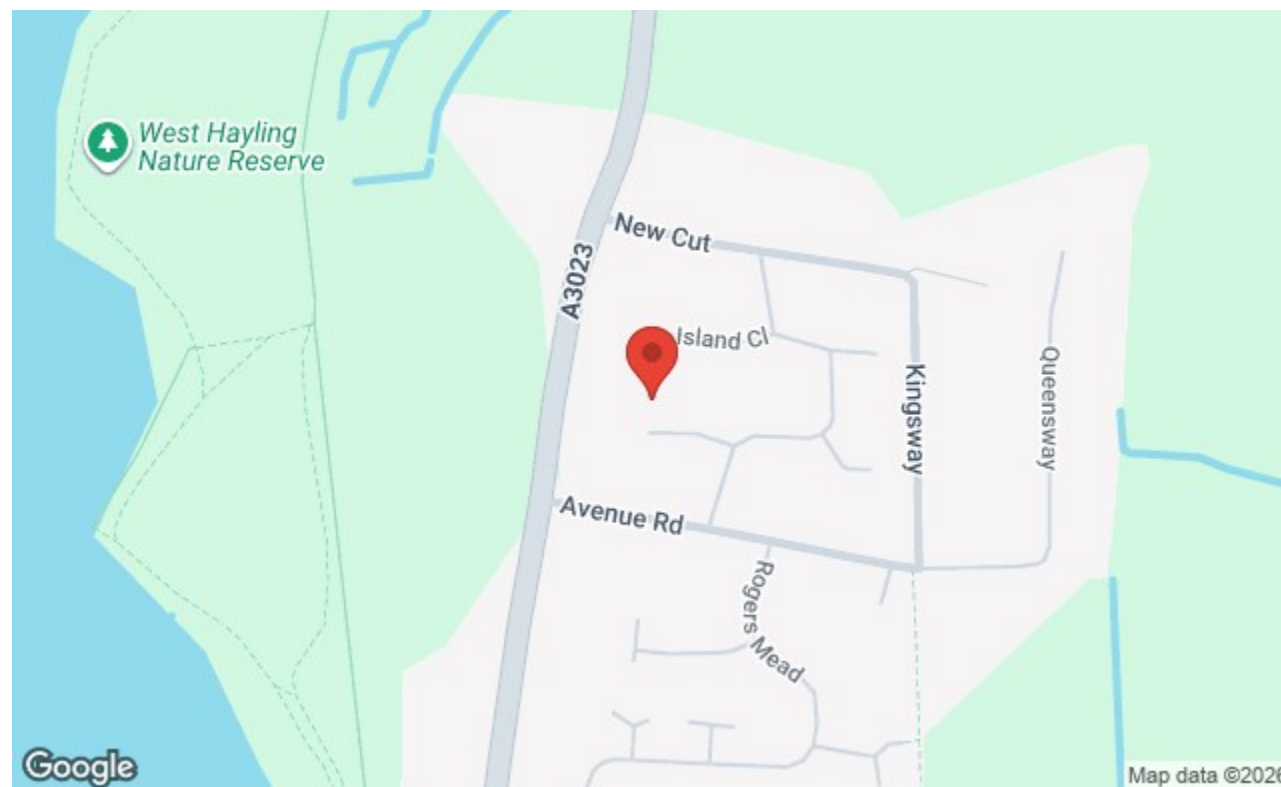


Island Close, Hayling Island, PO11

Approximate Area = 1526 sq ft / 141.7 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1675 sq ft / 155.5 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). © nichicom 2026. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1447151



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



Offers In Excess Of £550,000

Island Close, Hayling Island PO11 0NJ

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED FAMILY HOME
- ❖ SUBSTANTIAL GARDEN
- ❖ LARGE DRIVEWAY
- ❖ CONSERVATORY
- ❖ GARAGE
- ❖ DESIGNATED SPACE FOR CARAVAN OR BOAT
- ❖ NORTH HAYLING ISLAND
- ❖ CUL-DE-SAC
- HOME OFFICE

**** SUBSTANTIAL DETACHED FAMILY HOME ****

We are pleased to welcome new to the market this four-bedroom, detached home in Island Close. Situated in a desirable pocket in North Hayling, this property has an abundance to offer.

You are greeted with a welcoming entrance porch upon entering the property, before stepping in to a large living space flooded with natural light via the South facing bay-window. The ground floor offers great versatility throughout, with the rooms currently operating as a separate dining room, home office, sun room, kitchen, conservatory and integral

garage. With no shortage of space throughout, the home could be arranged to cater the needs of any owner.

Moving upstairs, you'll find four good size bedrooms and the family bathroom and subject to planning permission, the accommodation could be further extended on the West side above the ground floor.

One of the most exciting factors to consider is what this property has to offer externally. The beautiful wrap-around garden makes for an ideal space to entertain and enjoy the sunny island. Viewing is highly advised to appreciate this home.

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



PROPERTY INFORMATION

LIVING ROOM
19'0" x 17'6" (5.81 x 5.34)

DINING ROOM
11'5" x 10'2" (3.49 x 3.12)

STUDY
16'3" x 8'7" (4.96 x 2.62)

WC

GARDEN ROOM
10'3" x 8'8" (3.13 x 2.65)

KITCHEN
14'4" x 7'7" (4.37 x 2.32)

CONSERVATORY
11'3" x 10'2" (3.45 x 3.10)

GARAGE
17'0" x 8'7" (5.20 x 2.62)

BEDROOM
15'8" x 10'1" (4.80 x 3.09)

BEDROOM
13'3" x 8'9" (4.05 x 2.68)

BEDROOM
10'5" x 8'3" (3.20 x 2.52)

BEDROOM
11'10" x 7'6" (3.61 x 2.30)

BATHROOM
7'5" x 5'8" (2.28 x 1.74)

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

COUNCIL TAX BAND

Havant Borough Council: BAND E

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!

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.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC	69	76
England & Wales		



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