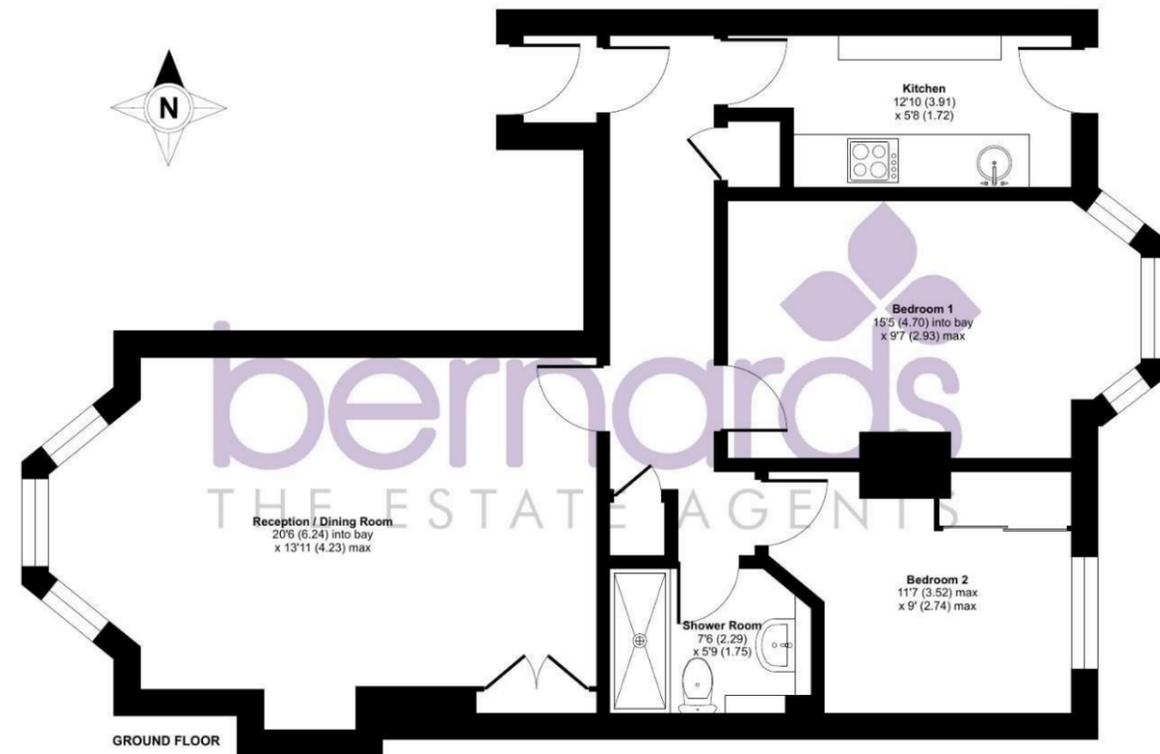
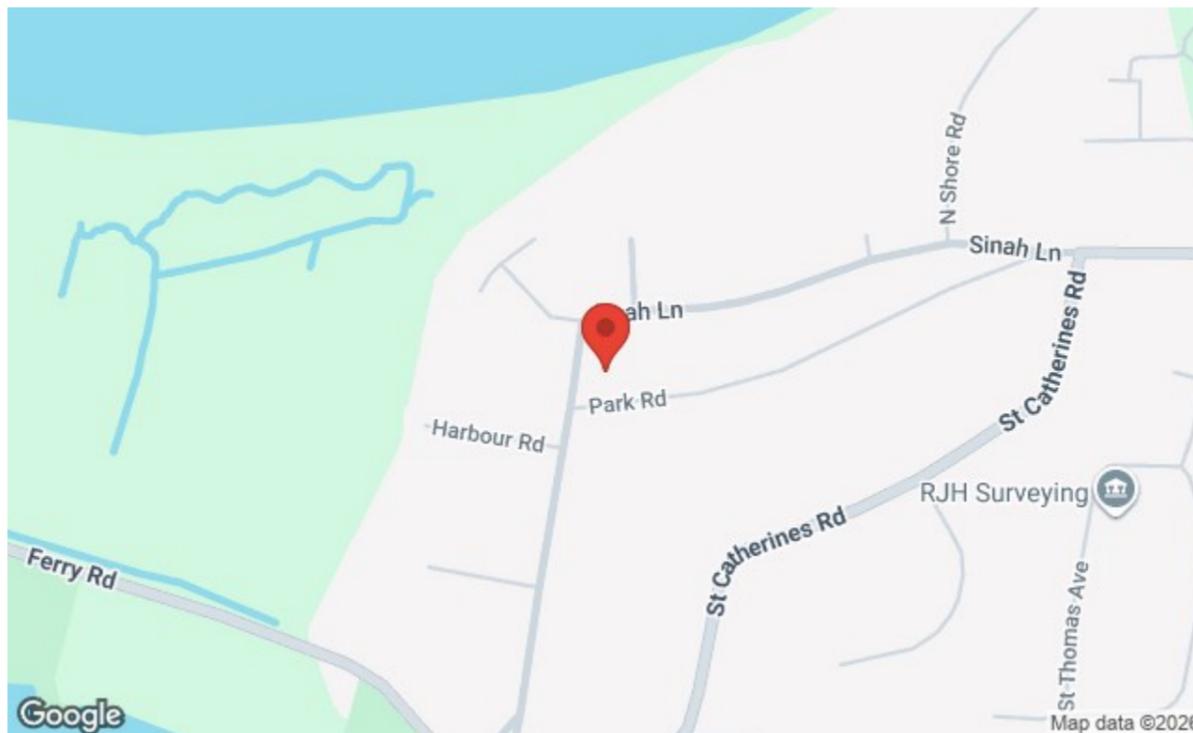


# Sinah Lane, Hayling Island, PO11

Approximate Area = 713 sq ft / 66.2 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 Bernards Estate and Letting Agents Ltd. REF: 1409433



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



## Offers In Excess Of £290,000

Sinah Lane, Hayling Island PO11 0HJ



### HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR
- ❖ APARTMENT
- ❖ RECEPTION/DINING ROOM
- ❖ KITCHEN
- ❖ SHOWER ROOM
- ❖ PRIVATE ALLOCATED PARKING
- ❖ GENEROUS PRIVATE GARDEN
- ❖ SHED
- ❖ A MUST VIEW

Situated in Sinah Lane on , this ground floor two-bedroom apartment offers a perfect blend of comfort and convenience. The property welcomes you with a spacious entrance hall that sets the tone for the rest of the home.

The heart of the apartment is the inviting lounge dining room, a versatile space ideal for both relaxation and entertaining. Natural light floods the room, creating a warm and welcoming atmosphere. The two well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal retreat for individuals or small families.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the enclosed private courtyard garden with well stocked borders, offering a tranquil outdoor space ideal for entertaining friends and family.

Additionally, the apartment comes with allocated parking, along with visitor parking for your guests, ensuring convenience for all. Perfectly positioned, the property is also just a short walk from the Hayling Golf Club and the beach.

With a share of the freehold, this property presents a unique opportunity for those looking to invest in a home with a sense of community and ownership. This charming apartment is a must-view for anyone seeking a comfortable and well-located residence on Hayling Island. Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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

## LEASEHOLD FURTHER INFORMATION

Lease Length: 960 Years Service Charge: £1680 Per Year Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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

Share Of Freehold

## KITCHEN

12'9" x 5'7" (3.91 x 1.72)

## BEDROOM ONE

15'5" x 9'7" (4.70 x 2.93)

## BEDROOM TWO

11'6" x 8'11" (3.52 x 2.74)

## SHOWER ROOM

7'6" x 5'8" (2.29 x 1.75)

## RECEPTION/DINING ROOM

20'5" x 13'10" (6.24 x 4.23)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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