

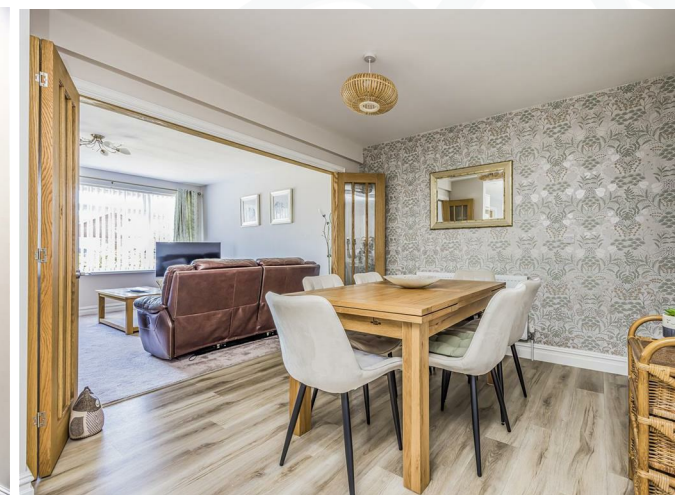




WELCOME *Home*

Situated in a quiet cul-de-sac on the highly sought-after Saltmarsh Lane, this well-presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a wide range of buyers. The property is approached via a generous driveway providing off-road parking for several vehicles, leading to an integral garage and convenient side access. An enclosed entrance porch offers practical storage for coats and shoes before opening into a welcoming lounge. Positioned at the front of the property, this bright and recently redecorated room enjoys a pleasant west-facing aspect, allowing natural light to flood in throughout the afternoon and evening. The beautifully fitted kitchen/dining room features a central island, creating a practical and sociable space for cooking and entertaining, with direct side access to the rear garden as well as internal access to the garage. The ground floor also offers two further bedrooms, comprising a generous double with a useful walk-in wardrobe area, and a comfortable single bedroom featuring patio doors opening onto the garden. The modernised family bathroom is well-appointed with a shower, heated towel rail, and vanity unit. Stairs rise from the dining area to an additional first-floor bedroom, which benefits from a separate WC and hand basin, together with beautiful elevated views. Externally, the rear garden is a particular feature of the property. It is a generous size, mainly laid to lawn, and complemented by mature planting. Additional benefits include a greenhouse and an insulated shed, providing excellent storage or potential workspace options. The property is ideally located just off West Lane, offering convenient access on and off the island. West Town village is nearby and provides a range of local amenities including restaurants, shops, a pharmacy, and a traditional fish





FEATURES

- SEMI DETACHED
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- GARAGE
- DRIVEWAY
- FRONT AND REAR GARDEN
- NO FORWARD CHAIN

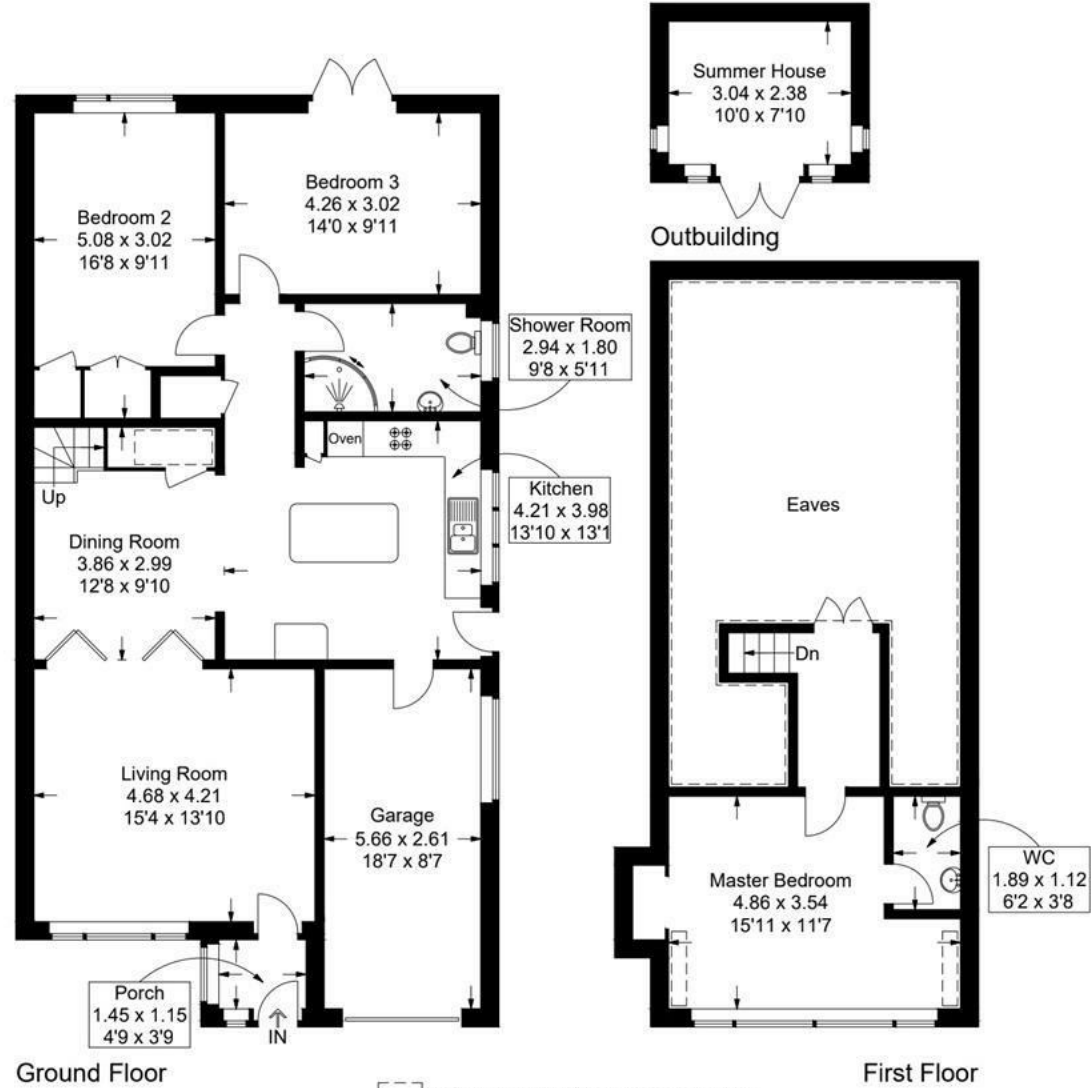
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Saltmarsh Lane, Hayling Island

Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft

Outbuilding = 7.5 sq m / 81 sq ft

Total = 174.6 sq m / 1880 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OHARA PROPERTIES AND ESTATES

69-71 London Road
Waterlooville Hampshire
PO7 7EX
Company Registration Number: 13624992

DISCLAIMER

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.



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ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822

