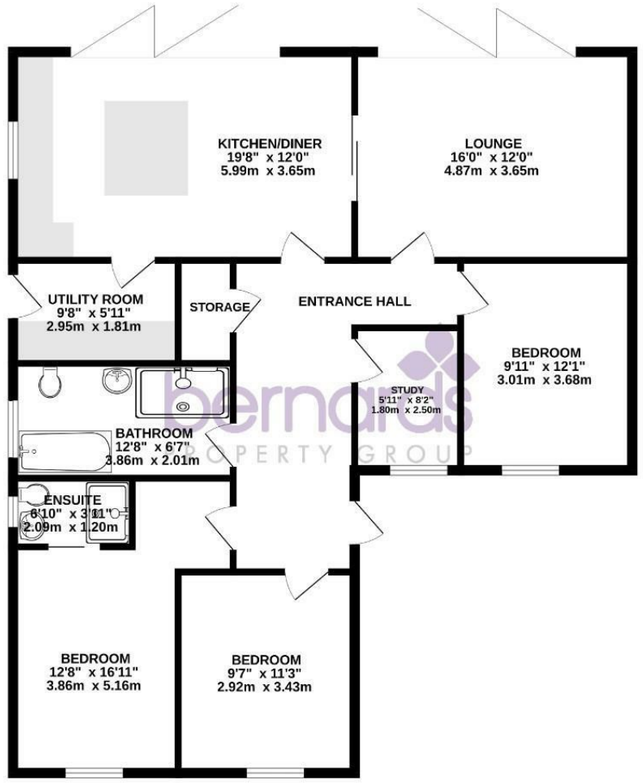
GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.




TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

# Offers In Excess Of £425,000

West Haye Road, Hayling Island PO11 9RN

bernards THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- THREE-BEDROOM DETACHED BUNGALOW
- BUILT CIRCA 2021
- MODERN THROUGHOUT
- PRINCIPAL BEDROOM WITH EN-SUITE
- SEPARATE UTILITY ROOM
- POPULAR HAYLING ISLAND LOCATION
- GENEROUS KITCHEN/DINER
- WELL-PLANNED AND SPACIOUS
- EXCELLENT STORAGE THROUGHOUT
- CALL TO VIEW

** DETACHED 3 BEDROOM BUNGALOW **

This attractive three-bedroom bungalow was built circa 2021 and offers modern, well-planned accommodation in a popular residential part of Hayling Island.

The property has a particularly practical layout, with plenty of space for everyday family life. The kitchen/diner is a real focal point of the home, providing a generous space for cooking, dining and entertaining, with a separate utility room and useful storage room adding to the practicality.

The lounge is a comfortable separate reception room, providing a quieter space away from the main kitchen and dining area. There are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite. The remaining bedrooms offer plenty of flexibility for children, guests or those looking for additional space.

A separate study is another useful feature and would make an ideal home office, hobby room or occasional guest space.

The accommodation is completed by a family bathroom, entrance hall and further storage.

Being a bungalow, the property offers the convenience of having all of the accommodation arranged on one level, making it particularly appealing to families, downsizers and buyers looking for easy, practical living without stairs.

West Haye Road is situated in a residential area of Hayling Island, with local shops, schools and everyday amenities close by. The island is particularly appealing for those who enjoy being near the coast, with beaches, coastal walks and open spaces all forming part of everyday life. The Hayling Billy Trail is popular with walkers and cyclists, while the surrounding coastline provides plenty of opportunities for watersports and enjoying the outdoors.

For wider amenities and commuting, Havant is within easy reach, with its railway station providing connections towards Portsmouth, Southampton and London.

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

# PROPERTY INFORMATION

**LOUNGE**
16'0" × 12'0" (4.88m × 3.66m)

**KITCHEN/DINER**
19'8" × 12'0" (5.99m × 3.66m)

**BEDROOM**
16'11" × 12'8" (5.16m × 3.86m)

**BEDROOM**
11'3" × 9'7" (3.43m × 2.92m)

**BEDROOM**
12'1" × 9'11" (3.68m × 3.02m)

**STUDY**
8'2" × 5'11" (2.49m × 1.80m)

**UTILITY ROOM**
6'10" × 5'11" (2.08m × 1.80m)

**BATHROOM**
8'2" × 5'11" (2.49m × 1.80m)

**EN-SUITE**
8'2" × 5'0" (2.49m × 1.52m)

**STORAGE ROOM**
5'11" × 3'7" (1.80m × 1.09m)

**ANTI MONEY LAUNDERING**
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 E**
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**
Freehold

**DISCLAIMER**
Some freestanding items have been removed from photographs using AI software.









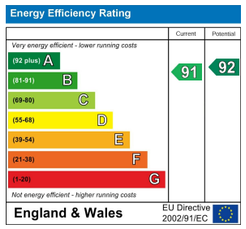













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