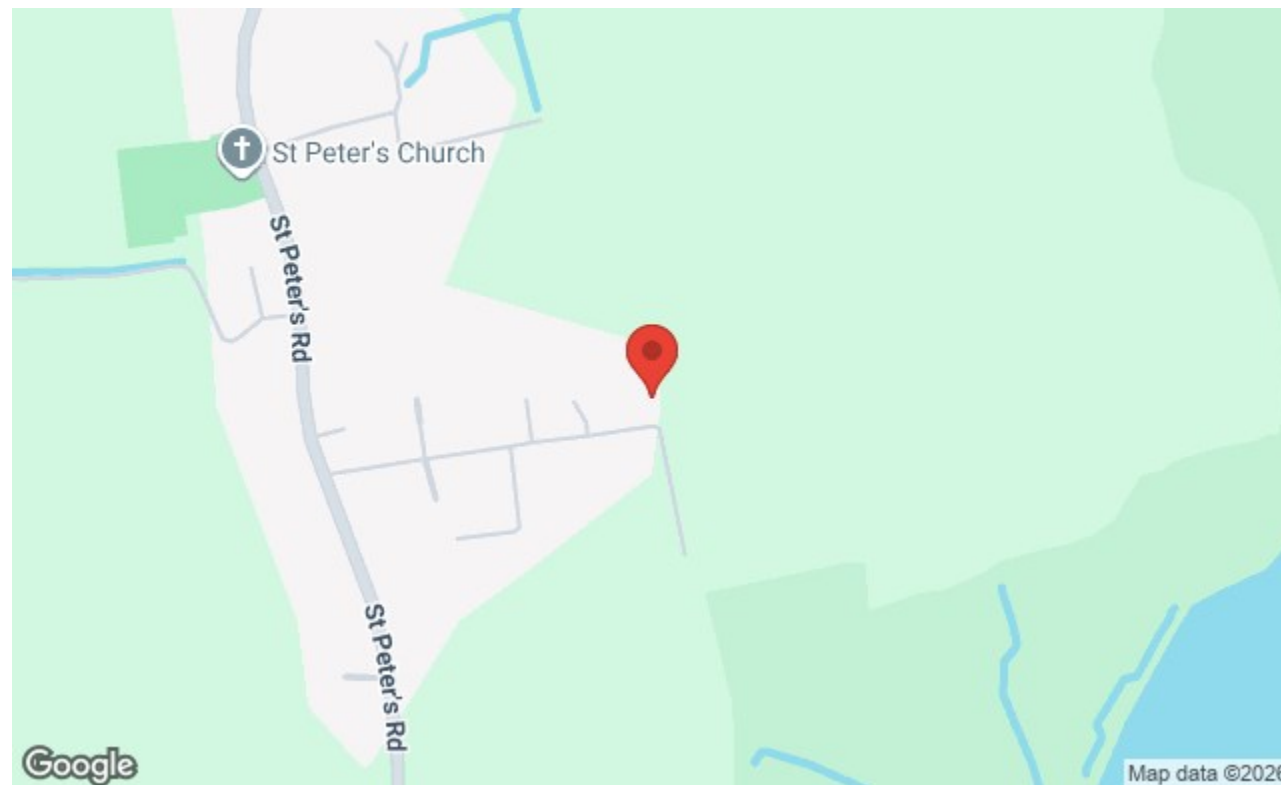
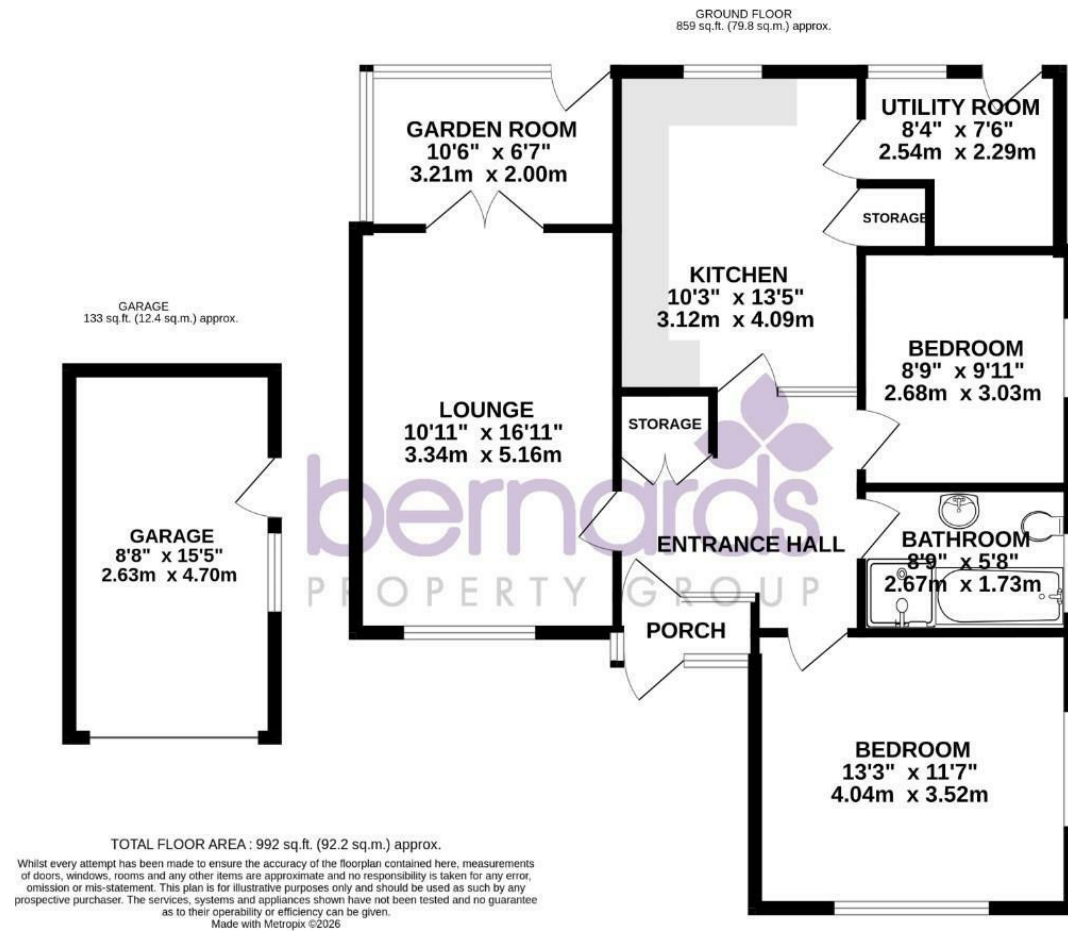


FOR SALE

Price Guide £595,000

St. Peters Avenue, Hayling Island PO11 0SA

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ QUIET CUL-DE-SAC
- ❖ SOUGHT AFTER LOCATION
- ❖ PRIVATE DRIVEWAY
- ❖ GARAGE
- ❖ TWO BEDROOMS
- ❖ POTENTIAL TO EXTEND
- ❖ SEPARATE UTILITY
- ❖ OPPORTUNITY TO MODERNISE
- ❖ CALL TO VIEW

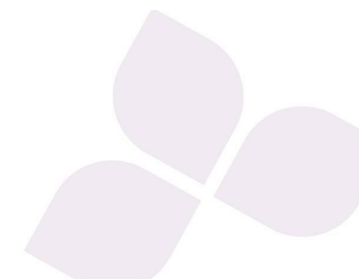
We are pleased to welcome to market this detached bungalow at the end of a quiet cul-de-sac on St. Peters Avenue, this charming property offers a delightful retreat on Hayling Island. With two well-proportioned bedrooms and a comfortable reception room, this accommodation is perfect for couples, small families, or those seeking a peaceful getaway.

Set on a generous plot surrounded by picturesque fields, the home boasts ample outdoor space, providing a wonderful opportunity

for gardening or simply enjoying the serene surroundings. The property presents significant potential for extension and modernisation, allowing you to tailor it to your personal taste and lifestyle.

One of the key advantages of this property is the absence of an onward chain, making the buying process smoother and more straightforward. Additionally, private parking for multiple vehicles and a detached garage ensure convenience and excellent storage for you and your guests.

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



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



PROPERTY INFORMATION

LOUNGE
10'11" x 16'11" (3.34 x 5.16)

KITCHEN
10'2" x 13'5" (3.12 x 4.09)

BEDROOM
13'3" x 11'6" (4.04 x 3.52)

BEDROOM
8'9" x 9'11" (2.68 x 3.03)

UTILITY ROOM
8'3" x 7'6" (2.54 x 2.29)

GARDEN ROOM
10'6" x 6'6" (3.21 x 2.00)

BATHROOM
8'9" x 5'8" (2.67 x 1.73)

GARAGE
8'7" x 15'5" (2.63 x 4.70)

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 D
Havant Borough Council: BAND D

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

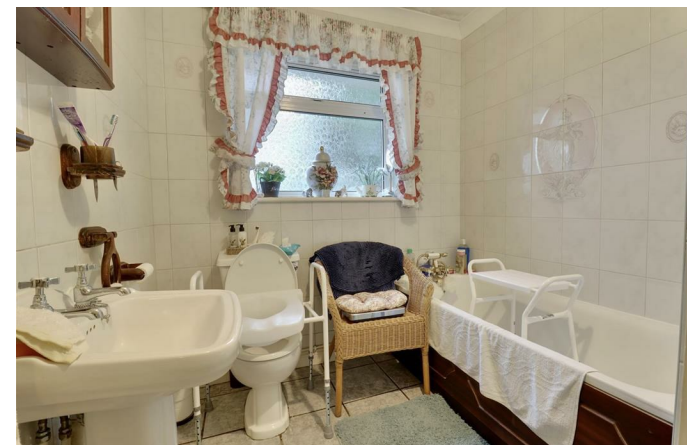
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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	
(92-100) A	
(81-91) B	
(69-80) C	
66	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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