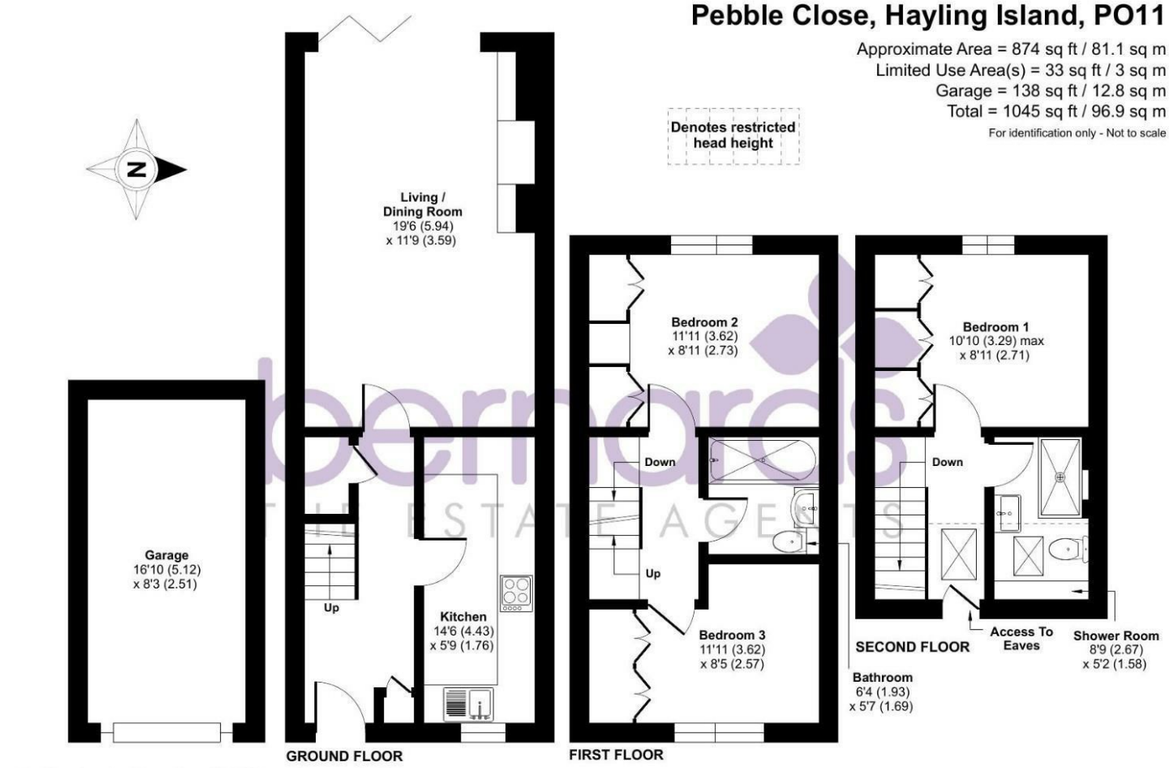
# Pebble Close, Hayling Island, PO11

Approximate Area = 874 sq ft / 81.1 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1045 sq ft / 96.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1538238




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

FOR SALE

## Offers In Excess Of £325,000

Pebble Close, Hayling Island PO11 9TG

bernards THE ESTATE AGENTS



3 2 1

## HIGHLIGHTS

- EXTENDED & RENOVATED
- THREE BEDROOMS
- TWO BATHROOMS
- GARAGE & DRIVEWAY
- MODERN FITTED KITCHEN
- A STONES THROW AWAY FROM THE BEACH
- SET OVER THREE FLOORS
- DESIRABLE LOCATION
- CLOSE TO SHOPS AND SCHOOLS
- A MUST VIEW

This beautifully renovated and extended terraced house offers a delightful blend of modern living and coastal convenience. Just a mere three-minute stroll from the beach, accessed via a footpath adjacent to the property, this home is perfect for those who appreciate the seaside lifestyle.

Spanning an impressive 1,045 square feet, the property features a welcoming hallway that leads into a modern fitted kitchen, equipped with integrated appliances and ample cupboard space, making it ideal for culinary enthusiasts. The spacious living and dining area has been thoughtfully extended, creating a wonderful space for entertaining family and friends. Patio doors open seamlessly into the easy-to-maintain garden, allowing for a delightful indoor-outdoor flow.

On the first floor, you will find two generously sized double bedrooms, both complete with fitted wardrobes, providing plenty of storage. A well-appointed family bathroom, featuring an overhead shower, basin, and WC, caters to the needs of the household. Ascending to the second floor, the third double bedroom awaits, also boasting fitted wardrobes and a modern shower room with basin and WC, offering partial sea views that enhance the charm of this lovely home.

Externally, the property benefits from a driveway along with a garage for additional storage or parking needs. This terraced house is not just a home; it is a lifestyle choice, perfectly positioned for those who wish to enjoy the beauty of Hayling Island while benefiting from modern comforts.

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

# PROPERTY INFORMATION

**KITCHEN**
14'6" x 5'9" (4.43m x 1.76m)

**LIVING / DINING ROOM**
19'5" x 11'9" (5.94m x 3.59m)

**BEDROOM ONE**
10'9" x 8'10" (3.29m x 2.71m)

**BEDROOM TWO**
11'10" x 8'11" (3.62m x 2.73m)

**BEDROOM THREE**
11'10" x 8'5" (3.62m x 2.57m)

**BATHROOM**
6'3" x 5'6" (1.93m x 1.69m)

**SHOWER ROOM**
8'9" x 5'2" (2.67m x 1.58m)

**GARAGE**
16'9" x 8'2" (5.12m x 2.51m)

**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 C

**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









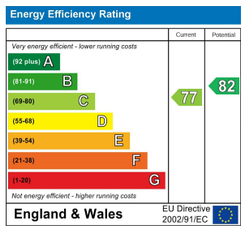













Scan here to see all our properties for sale and rent

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