

Wheatlands Avenue, Hayling Island, Hampshire

Guide Price: £225,000



Morris Dibben

Located just a short stroll from the beach and less than a mile from the charming marina and sailing club, this spacious four-bedroom bungalow presents an exceptional opportunity in a sought-after coastal setting. Offered with no forward chain, the property provides a generous and well-balanced layout, featuring a bright and inviting south-facing dining area that effortlessly flows into a sizeable sitting room—ideal for both relaxing and entertaining.

The bungalow offers four comfortable double bedrooms, a family bathroom, and a well-proportioned kitchen, all arranged to maximise space and light. Outside, the home is further enhanced by a private driveway and a beautifully positioned south-facing garden, capturing the sun throughout the day.

While the property would benefit from some modernisation, it holds potential for those looking to create their dream home by the sea. Whether you're seeking a peaceful retreat, a family residence, or a rewarding project, this coastal gem ticks all the right boxes. N.B The owner has advised that the property is reinforced concrete material and is therefore Non Standard construction.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









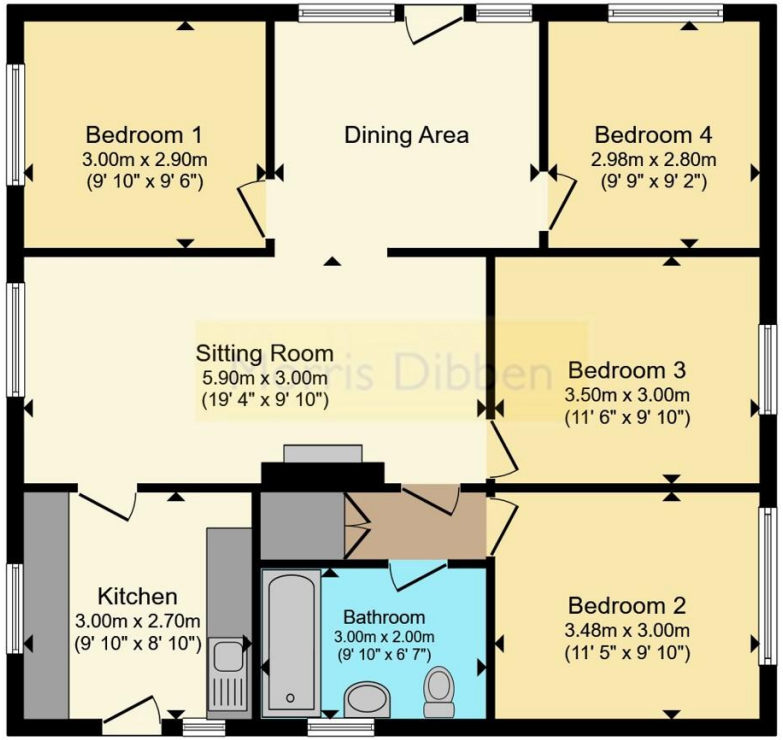












Total floor area 89.2 m² (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **B**

Tenure: **Freehold**

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Viewing arrangement by appointment: **023 9246 5941**

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2 Elm Grove, Hayling Island, Hampshire, PO11 9EF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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