








AT A GLANCE

-  DETACHED CHALET HOUSE
-  3 DOUBLE BEDROOMS
-  TWO BATHROOMS
-  MODERN FITTED KITCHEN
-  UTILITY ROOM
-  LIVING ROOM
-  DINING ROOM
-  EAST FACING GARDEN
-  DRIVEWAY, GARAGE





ABOUT THE PROPERTY

Step inside to discover a surprisingly roomy interior, designed to accommodate your lifestyle needs with ease. The bay-windowed living room seamlessly flows into a spacious dining area, providing a perfect setting for both relaxation and entertaining. This area leads out to an inviting east-facing garden.

The property exudes a sense of modern simplicity, with clean lines, neutral tones, and contemporary fixtures and fittings throughout. Recently installed, the kitchen is a true showstopper. Streamlined fitted units, complemented by integrated appliances with the adjacent utility room being equally impressive and offers direct access to the garden.

Upstairs, you'll find three generously sized double bedrooms with the master bedroom boasting a stylish en-suite bathroom, while a second bathroom ensures convenience and comfort for all residents. Both feature underfloor heating for that extra touch of luxury.

The property comes complete with off-road parking and an integral garage, providing secure storage space for vehicles or additional belongings. Step outside to discover a beautifully landscaped garden, adorned with well-established flora. A charming summer house adds a touch of magic, offering a delightful space for relaxation or creative pursuits.

Nestled in the serene residential enclave of Selmore Avenue, Hayling Island, this exquisite 3-bedroom detached chalet-style home offers an abundance of space and style.

Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing.





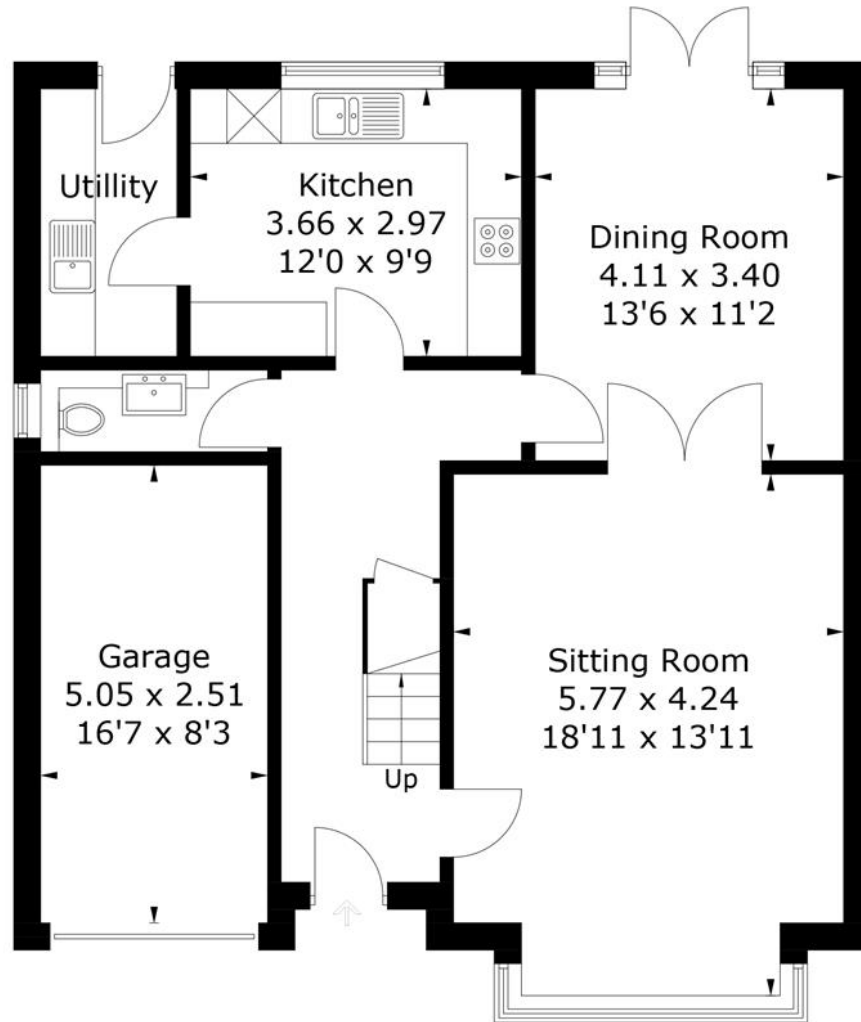




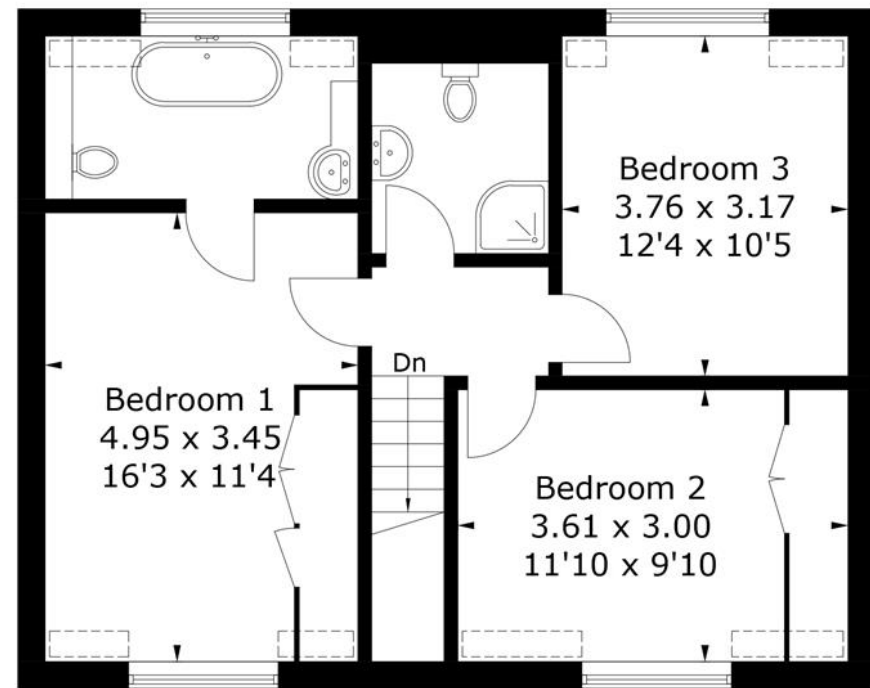


17, Selsmore Avenue, Po11 9PB

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 143.2.x sq m / 1542 sq ft



Ground Floor



First Floor

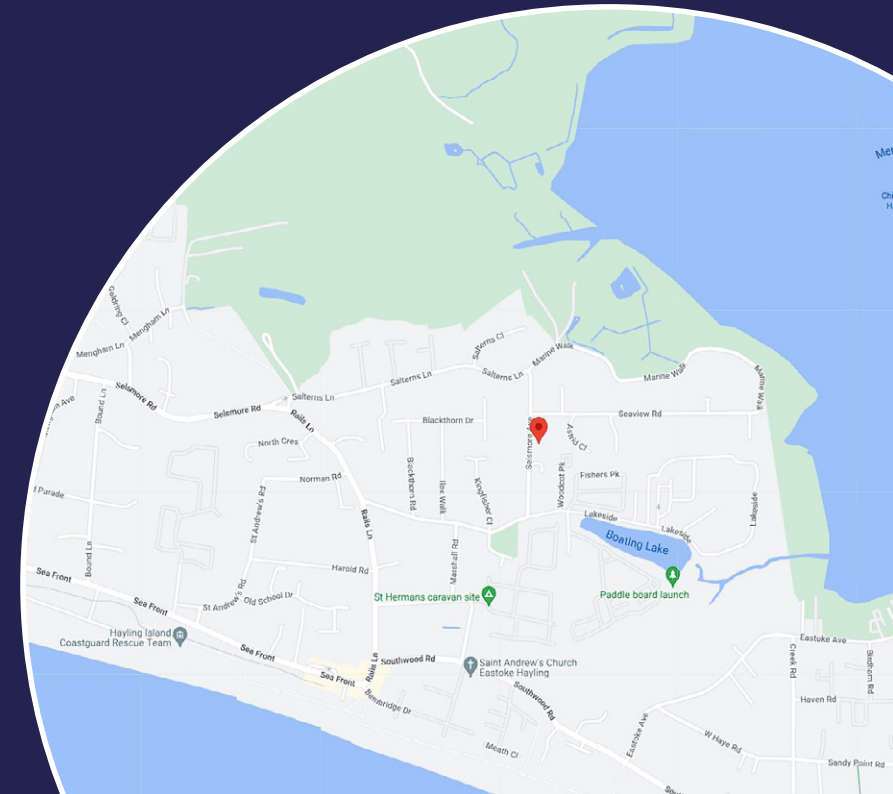
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1010587)



LOCATION

Hayling Island, situated off England's south coast, is a serene oasis renowned for its stunning beaches, nature reserves, and water sports. With a rich maritime history, it offers picturesque coastal walks, thriving wildlife, and a vibrant community. The island's charm lies in its sandy shores, making it a haven for beach lovers and outdoor enthusiasts alike.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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