















AT A GLANCE

-  NO FORWARD CHAIN
-  OFFERS VAST POTENTIAL
-  DETACHED CHALET
-  MATURE PLOT
-  DRIVEWAY
-  GARAGE
-  3/4 BEDROOMS, 2 BATHROOMS
-  3 RECEPTIONS
-  KITCHEN
-  CONSERVATORY





ABOUT THE PROPERTY

Guide Price £550,000 - £575,000

Presenting an enticing opportunity with NO FORWARD CHAIN, this 3/4 bedroom detached chalet property sits on a generous plot, offering vast potential for modernisation, extension, and the creation of a superb family home (subject to necessary planning and consents).

Ideally situated near local schools, a short distance from Mengham Shopping Centre, and the Seafront with its scenic coastal walks.

The ground floor features a living room, study/3rd bedroom, two double bedrooms, and a bathroom. The kitchen is equipped with a range of units, double oven, hob, extractor, and space for appliances. An open-plan kitchen/dining room leads to the expansive conservatory, providing additional living space, ample light, and picturesque views of the mature garden. Internal access to the garage adds convenience.

On the first floor, a master bedroom awaits, complete with an en-suite bathroom. Outside, a spacious gated driveway accommodates multiple vehicles, with side access to the mature rear garden boasting a workshop and summer house.

This property holds immense potential, and a viewing is highly recommended. Contact Melanie @ NEXA to arrange your viewing.








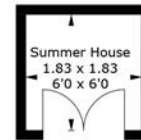
73, Church Road, PO11 0NR

Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft
(Including Garage)

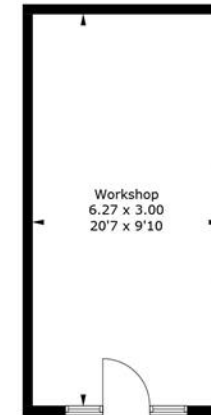
External WC / Outbuildings = 23.5 sq m / 253 sq ft

Total = 169.3 sq m / 1822 sq ft

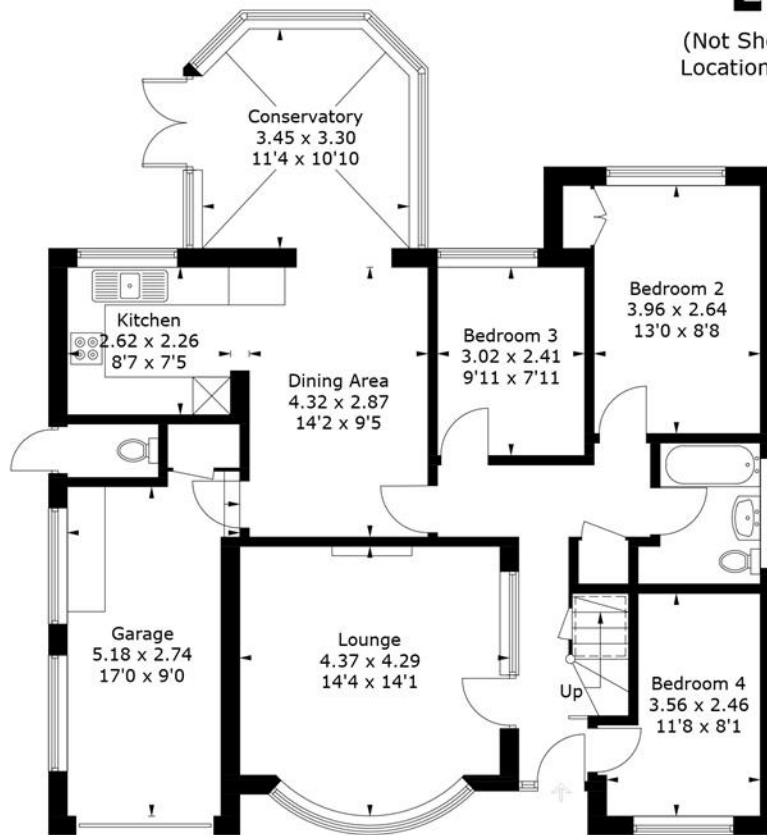
 = Reduced headroom below 1.5m / 5'0



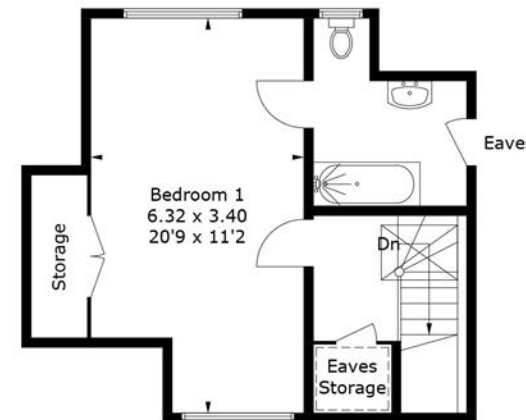
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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. (ID1036970)



LOCATION

Hayling Island, nestled off the coast of Hampshire, England, is a charming residential haven with a unique island lifestyle. Boasting picturesque beaches, nature reserves, and a vibrant community, it offers a tranquil escape from urban hustle. Residents enjoy a blend of coastal serenity and modern amenities, making it an ideal retreat for families and retirees. The island's close-knit community fosters a friendly atmosphere, and outdoor enthusiasts revel in water sports, cycling, and leisurely walks. With easy access to mainland amenities, Hayling Island strikes a perfect balance between peaceful island living and the convenience of nearby urban centers.





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.

NEXA

PROPERTIES



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