





AT A GLANCE

-  15 Minute Walk To Beach & Amenities
-  Suitable Property For All Ages
-  4 Bedrooms 2 Downstairs
-  2 Bathrooms (One En-Suite)
-  Off Road Parking For Several Vehicles
-  Living Room With Large Window To Front
-  Good Size Garden 55' x 35'
-  Relatively Private & West Facing
-  Modern Kitchen With Dining Area
-  Great Location





ABOUT THE PROPERTY

This spacious and beautifully presented, semi-detached four-bedroom chalet-style bungalow offers a perfect combination of comfort, charm, and convenience, making it an ideal home for a variety of lifestyles.

Situated in a sought-after area, this property holds unique appeal, having been constructed by local builders using handmade 'Pycroft' bricks, renowned for their durability and aesthetic appeal. Its prime location places it just a short stroll from West Town Shopping Centre with its diverse range of shops and amenities, as well as the scenic Hayling Billy Trail, known for its delightful coastal walks. Additionally, the beach is just a 15-minute walk away, offering a quintessential seaside lifestyle.

The property is thoughtfully designed and benefits from gas central heating and UPVC double glazing throughout, ensuring year-round comfort and energy efficiency. The ground floor features a welcoming lounge that exudes warmth and relaxation, along with a contemporary kitchen with an open-plan dining area—perfect for hosting family meals or entertaining guests.

Two generously proportioned double bedrooms on the ground floor offer flexibility and ease of access, accompanied by a stylish and modern shower room that adds a touch of luxury.





ABOUT THE PROPERTY

The first floor extends the living space further, boasting two additional bedrooms, one of which includes an elegant en-suite bathroom, creating a private retreat within the home.

The property is approached via a driveway, which provides ample off-road parking for multiple vehicles, including cars, a motorhome, or even a boat. The front garden features a mix of lawn and mature shrubs, offering a welcoming first impression. This could be extended further to provide more parking if required.

To the rear, a west-facing garden awaits—an ideal space for outdoor relaxation or entertaining, with a good level of privacy. The garden is well-sized and perfect for children to play, gardening enthusiasts to indulge their green thumbs, or simply enjoying the stunning sunsets on warm summer evenings.

This property caters to a broad spectrum of buyers. It's an excellent choice for those looking to downsize but still require additional space for visiting family or hobbies. Equally, it's a perfect family home, thanks to its versatile layout, generous bedrooms, and the large, secure rear garden.

Don't miss out on this exceptional property in a prime location that perfectly blends tranquillity, convenience, and coastal charm.







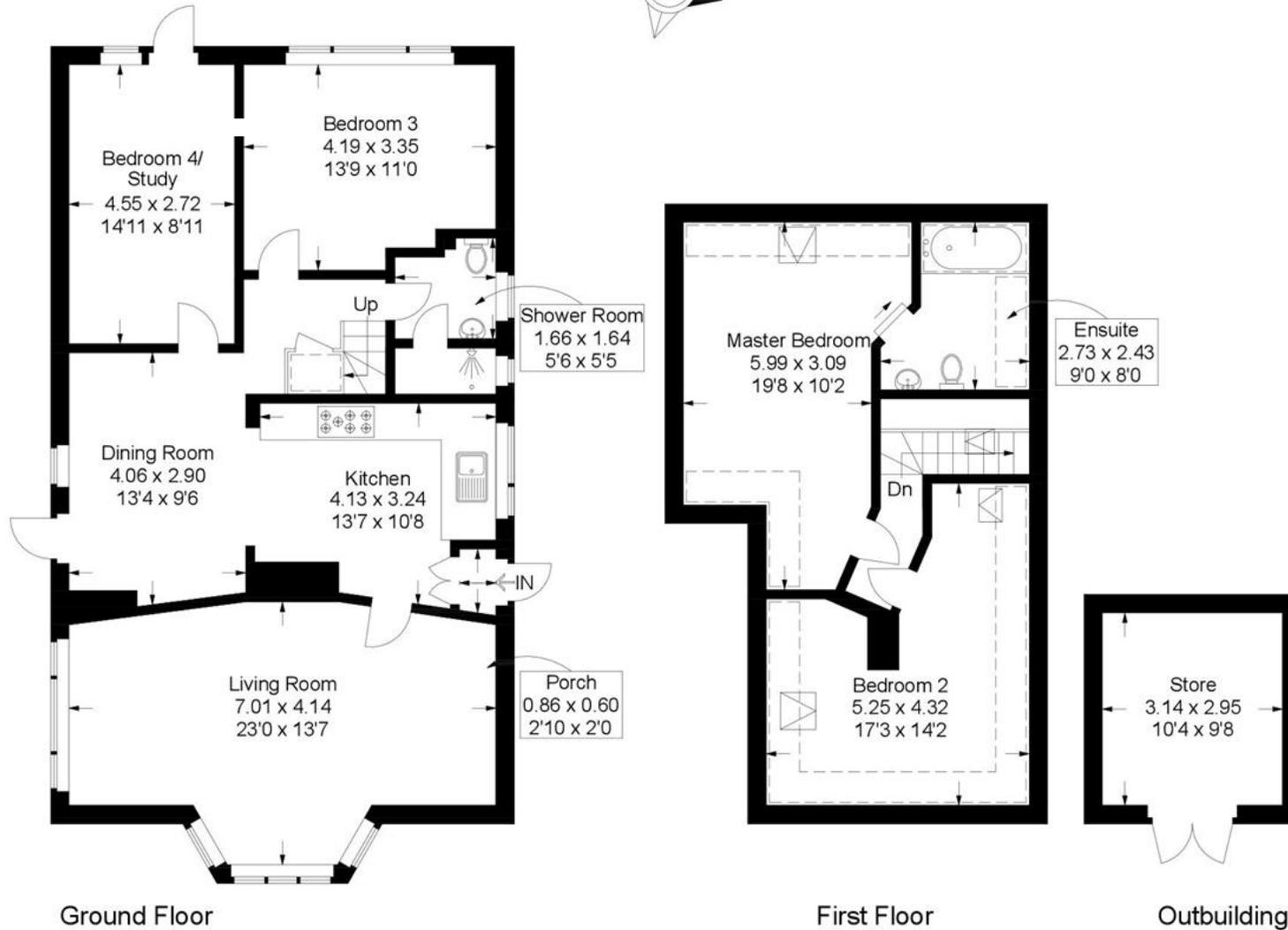


West Lane, Hayling Island

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft

Outbuilding = 9.6 sq m / 103 sq ft

Total = 144.4 sq m / 1554 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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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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