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PROPERTIES & ESTATES

SALTMARSH LANE | HAYLING ISLAND | PO11 0JT

£400,000



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# WELCOME Home

Situated in a quiet cul-de-sac on the highly sought-after Saltmarsh Lane, this well-presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a wide range of buyers.

The property is approached via a generous driveway providing off-road parking for several vehicles, leading to an integral garage and convenient side access. An enclosed entrance porch offers practical storage for coats and shoes before opening into a welcoming lounge. Positioned at the front of the property, this bright and recently redecorated room enjoys a pleasant west-facing aspect, allowing natural light to flood in throughout the afternoon and evening.

The beautifully fitted kitchen/dining room features a central island, creating a practical and sociable space for cooking and entertaining, with direct side access to the rear garden as well as internal access to the garage.

The ground floor also offers two further bedrooms, comprising a generous double with a useful walk-in wardrobe area, and a comfortable single bedroom featuring patio doors opening onto the garden. The modernised family bathroom is well-appointed with a shower, heated towel rail, and vanity unit.

Stairs rise from the dining area to an additional first-floor bedroom, which benefits from a separate WC and hand basin, together with beautiful elevated views.

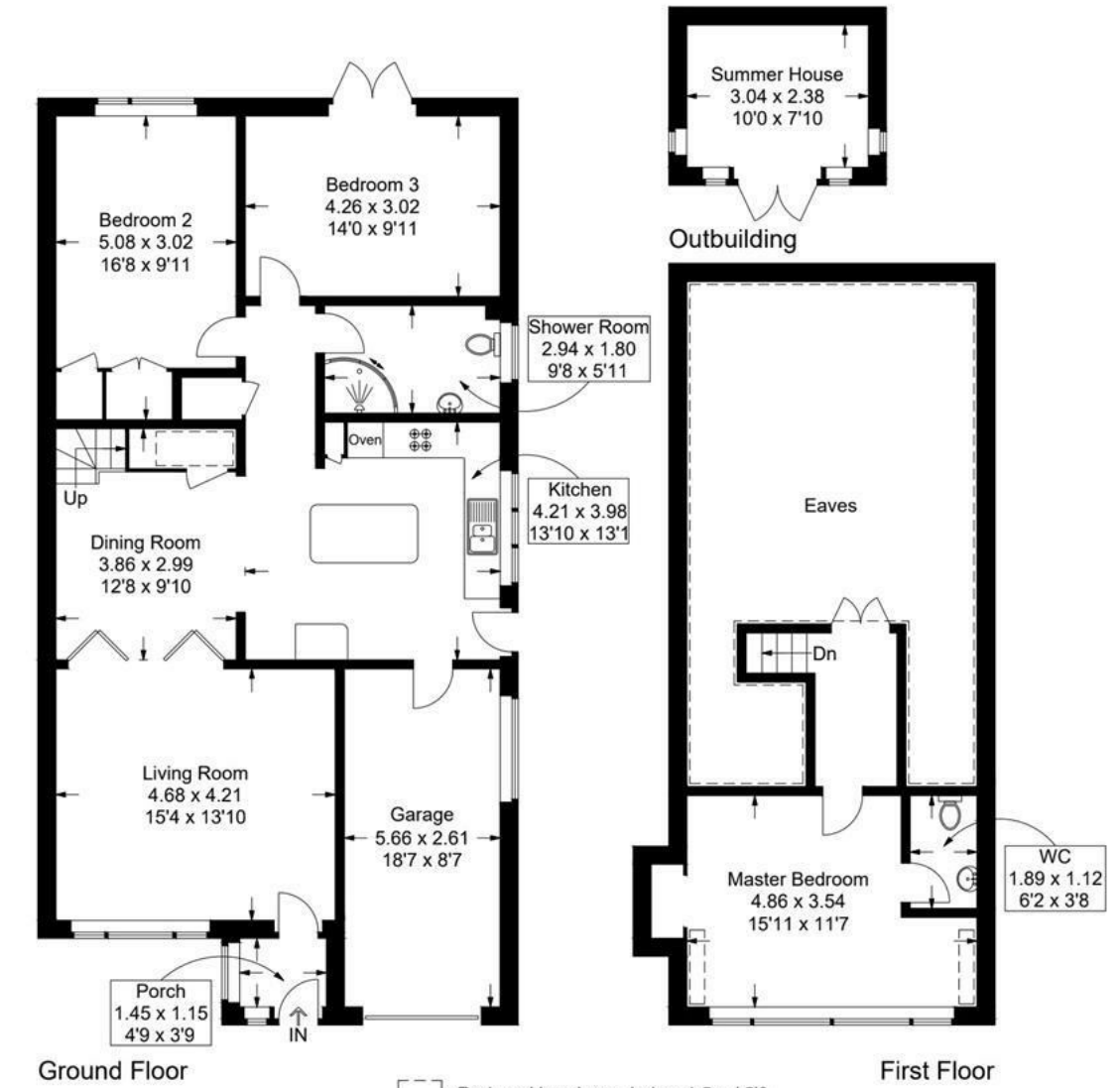
Externally, the rear garden is a particular feature of the property. It is a generous size, mainly laid to lawn, and complemented by mature planting. Additional benefits include a greenhouse and an insulated shed, providing excellent storage or potential workspace options.

The property is ideally located just off West Lane, offering convenient access on and off the island. West



## Saltmarsh Lane, Hayling Island

Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft  
 Outbuilding = 7.5 sq m / 81 sq ft  
 Total = 174.6 sq m / 1880 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FEATURES

- SEMI DETACHED
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- GARAGE
- DRIVEWAY
- FRONT AND REAR GARDEN
- NO FORWARD CHAIN