





1a Salterns Lane

 2  3  2  C

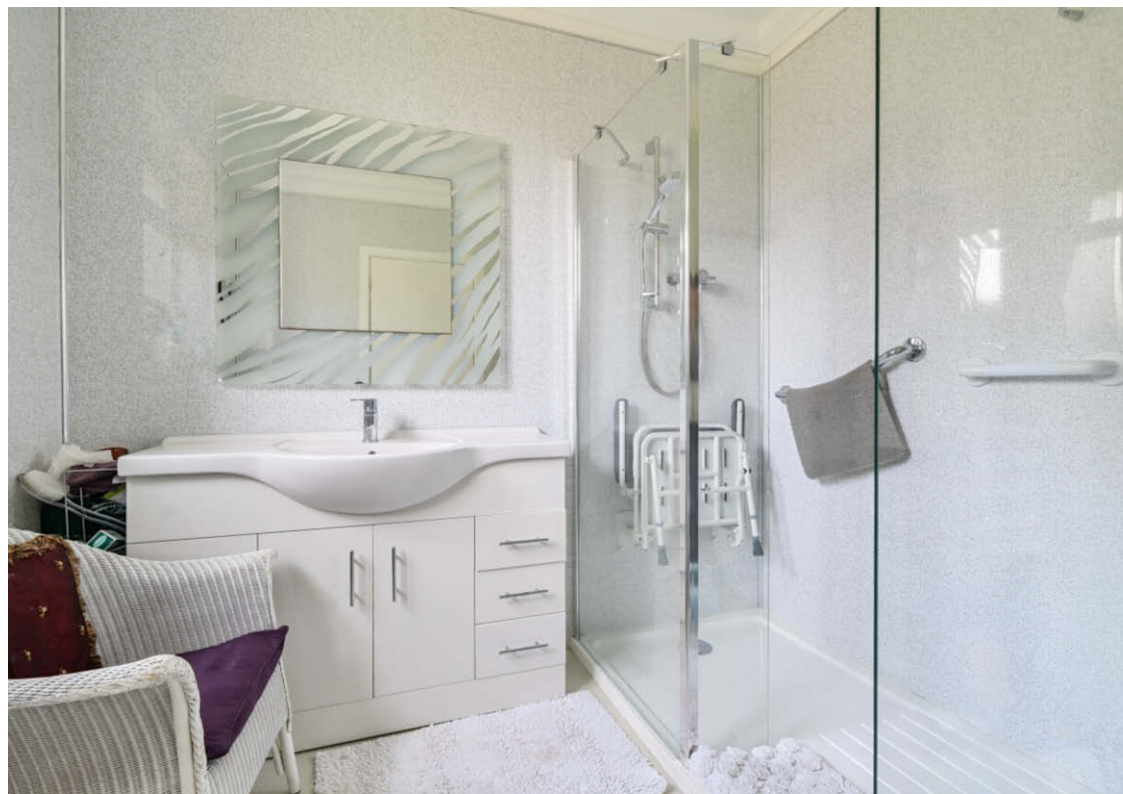
- ▶ **Salterns Lane is a sought-after address set in the south-east**
- ▶ **Opportunity To Extend and Develop Subject To Planning**
- ▶ **Two Reception Rooms & Garden Room**
- ▶ **Modern Open Plan Kitchen / Dining / Family Room**
- ▶ **Panoramic Views Across My Lords Pond**
- ▶ **Spacious Entrance Hall**
- ▶ **Gated Extensive Driveway Providing Ample Parking**
- ▶ **Detached Garage With Annexe Potential**
- ▶ **Outdoor Living / Dining Area**

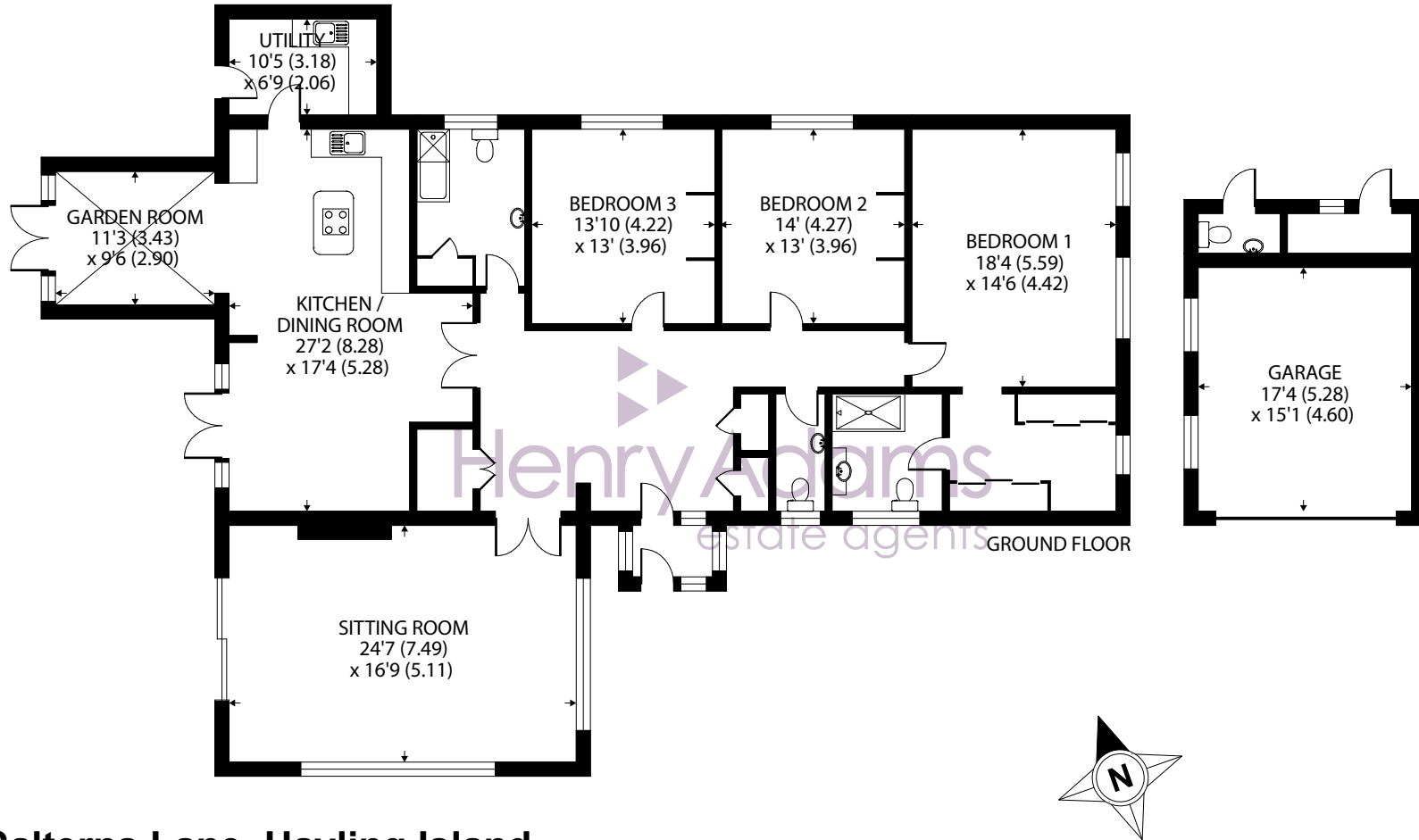
Nestled on a substantial plot, this three-bedroom detached bungalow offers a tranquil retreat with panoramic views across the serene My Lords Pond. Boasting a spacious entrance hall leading to two reception rooms, a garden room, and two bathrooms, this property provides ample living space for a growing family or those seeking a peaceful co abode. A highlight of this offering is the modern open-plan kitchen/dining/family room, which overlooks the picturesque outdoor living and dining area, perfect for entertaining guests or enjoying the natural surroundings. With the opportunity to extend and develop, subject to planning permission, the potential for customisation and expansion is endless, providing a unique chance to create a dream home in this idyllic location. Additionally, a detached garage with annexe potential and a gated extensive driveway ensure convenience and privacy, with ample parking for multiple vehicles.

Outdoor enthusiasts will delight in the vast outside space this property offers, with a substantial plot featuring a sprawling lawn, ideal for outdoor activities or simply basking in the sunshine. Surrounded by lush woodlands, this property presents a rare opportunity to immerse yourself in nature while still enjoying the modern comforts of a well-appointed bungalow. Whether you are savouring the tranquillity of the pond views, hosting gatherings in the outdoor living area, or exploring the natural beauty of the surrounding woodlands, this property is a haven for those seeking both relaxation and recreation in a serene countryside setting.









1A Salterns Lane, Hayling Island

Approximate Area = 2378 sq ft / 220.9 sq m

Outbuilding = 262 sq ft / 24.3 sq m

Total = 2640 sq ft / 24.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Henry Adams. REF: 1163971

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Salterns Lane is a sought-after address set in the south-east corner of Hayling Island - just a few roads back from My Lord's Pond and around a 5 minute walk from the shopping parade at Creek Road. To the east some of Hayling's most renowned attractions can be found including the Sailing Club, Chichester Harbour and the RNLI Lifeboat Station. Hayling Island is located just to the south of Havant - a town that is serviced by mainline rail services to Waterloo and Victoria. Access into London via road is good with the A3(M) found just a few miles from the bridge on to Hayling. The A/M27 provides excellent links along the coast from Southampton to Brighton.

19th August 2024



