

**£530,000**  
**10 Avenue Road**  
Hayling Island, PO11 0LX



## PROPERTY SUMMARY

This wonderfully characterful property is nicely located in the north side of Hayling Island less than a mile from the bridge. There is a farm shop, and lovely harbourside walks and pubs, within a mile or so, excellent shopping facilities and good commuter links via road and rail, as well as Hayling Island's famous beaches just over 3 miles away to the south. The extended accommodation comprises, on the ground floor, two reception rooms and a spacious cottage style kitchen flowing through to the beautifully light and airy sun lounge. There is also a utility room and the ground floor bedroom with en-suite. On the first floor, there are three bedrooms including the master en-suite and a family bathroom. Outside, is a gardener's paradise, with a large picturesque south facing garden well stocked with an abundance of trees, shrubs and bushes and a block paved pathway winding its way down the lawn toward a large cabin with power and light. Viewing highly recommended.







## **ENTRANCE HALL**

**SITTING ROOM** 12' 5" x 11' 11" (3.78m x 3.63m)

**DINING ROOM** 12' 7" x 11' 3" (3.84m x 3.43m)

**KITCHEN/BREAKFAST ROOM** 15' 5" x 12' 4" (4.7m x 3.76m)

**SUN LOUNGE** 12' 9" x 8' 9" (3.89m x 2.67m)

**UTILITY ROOM** 8' 6" x 6' 6" (2.59m x 1.98m)

**BEDROOM ONE** 10' 11" x 10' 7" (3.33m x 3.23m)

**ENSUITE** 8' 11" x 6' 5" (2.72m x 1.96m)

## **LANDING**

**BEDROOM TWO** 12' 2" x 10' 7" (3.71m x 3.23m)

**ENSUITE** 6' 10" x 5' 2" (2.08m x 1.57m)

**DRESSING AREA** 7' x 7' (2.13m x 2.13m)

**BEDROOM THREE** 12' 8" x 10' 3" (3.86m x 3.12m)

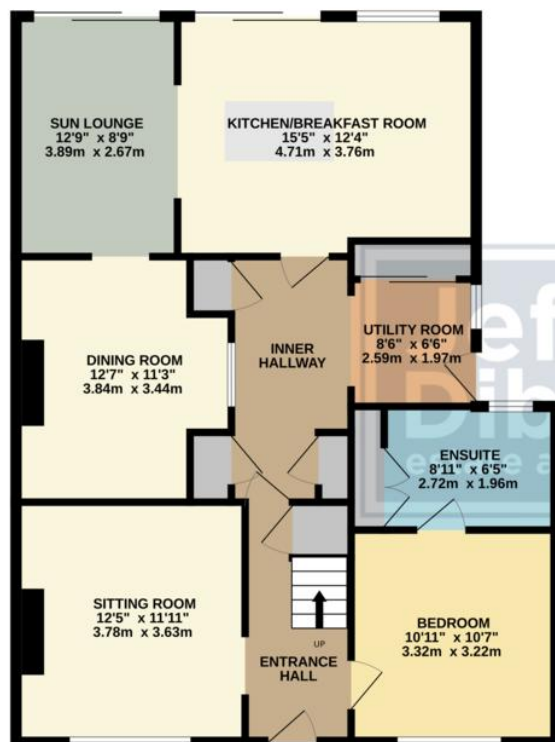
**BEDROOM FOUR** 12' 5" x 10' 3" (3.78m x 3.12m)

**BATHROOM** 7' 1" x 6' 10" (2.16m x 2.08m)

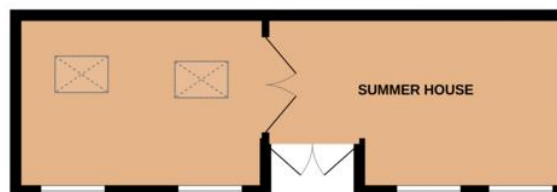
## **SUMMERHOUSE/CABIN**



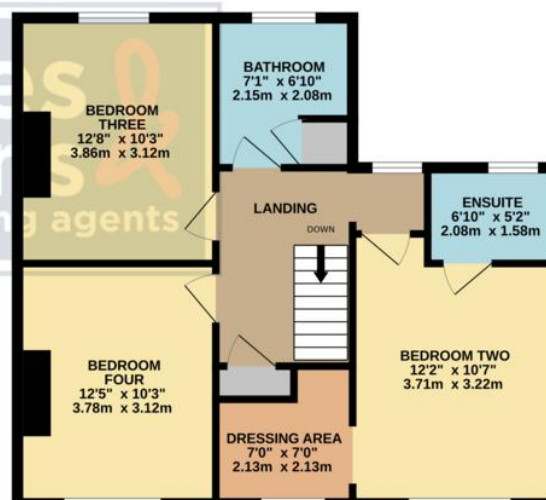
GROUND FLOOR



OUTBUILDING



1ST FLOOR



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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