

OFFERS IN EXCESS OF

£700,000

324 Sea Front

Hayling Island, PO11 0AZ

PROPERTY SUMMARY

This lovely, substantial, detached home, which offers ample scope for modernisation, occupies an enviable location on Sea Front in South West Hayling with south facing views stretching towards the Solent. There is a very large enclosed front garden which has hosted many a wonderful garden party and affords plenty of off road parking in addition to a garage and car port. The property, which was built in the early 1980's and has been in the same family ever since, comprises spacious living accommodation which includes on the ground floor, a lounge, dining room, study, kitchen and shower room. The first floor has four bedrooms (one of which has restrictive head height) and a family bathroom. To the rear there is an enclosed lawn rear garden. NO FORWARD CHAIN.

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HALL

HALLWAY

LOUNGE 20' 8" x 13' 11" (6.3m x 4.24m)

STUDY 13' 7" x 9' 11" (4.14m x 3.02m)

DINING ROOM 13' 7" x 9' 10" (4.14m x 3m)

KITCHEN 12' 4" x 9' 10" (3.76m x 3m)

UTILITY ROOM

SHOWER ROOM 7' x 5' 7" (2.13m x 1.7m)

LANDING

BEDROOM ONE 13' 11" x 10' 9" (4.24m x 3.28m)

BEDROOM TWO 13' 11" x 9' 11" (4.24m x 3.02m)

BEDROOM THREE 13' 11" x 8' 10" (4.24m x 2.69m)

BEDROOM 19' 8" x 7' (5.99m x 2.13m)

BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

GARAGE 18' 4" x 8' 10" (5.59m x 2.69m)

GARAGE 16' 3" x 7' 3" (4.95m x 2.21m)

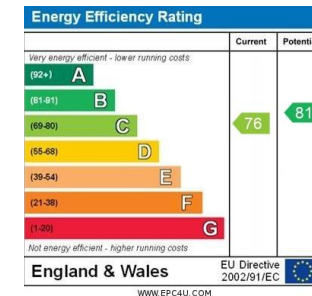


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



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.

GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 2063 sq.ft. (191.7 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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**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk