



59 Park Road , Hayling Island, PO11 0HT

Guide price £525,000

This exquisite new build, detached home offers a perfect blend of modern living and coastal convenience, in the desirable West Town of Hayling Island, just 500 meters from the pristine Blue Flag beaches and the renowned Hayling Island Golf Club, this property is ideally situated for those who appreciate both leisure and lifestyle.

The home boasts two spacious double bedrooms, each featuring an ensuite shower room that is enhanced by a skylight, allowing for an abundance of natural light while ensuring privacy. A walk-in wardrobe on the landing provides additional storage space.

The open-plan layout on the ground floor is designed for contemporary living, with bifolds doors that seamlessly connect the indoor space to the outdoor area. Step outside to discover a beautifully designed garden, which includes a part-paved porcelain patio and a lush lawn, perfect for entertaining or simply enjoying the tranquil surroundings. The extra high boundary wall offers a sense of seclusion, making it feel like a private retreat.

For added convenience, the property includes off-road parking for two vehicles, an electric vehicle charger, and easy street parking for guests. Solid oak doors throughout the home add a touch of elegance, while solar panels on the roof contribute to energy efficiency.

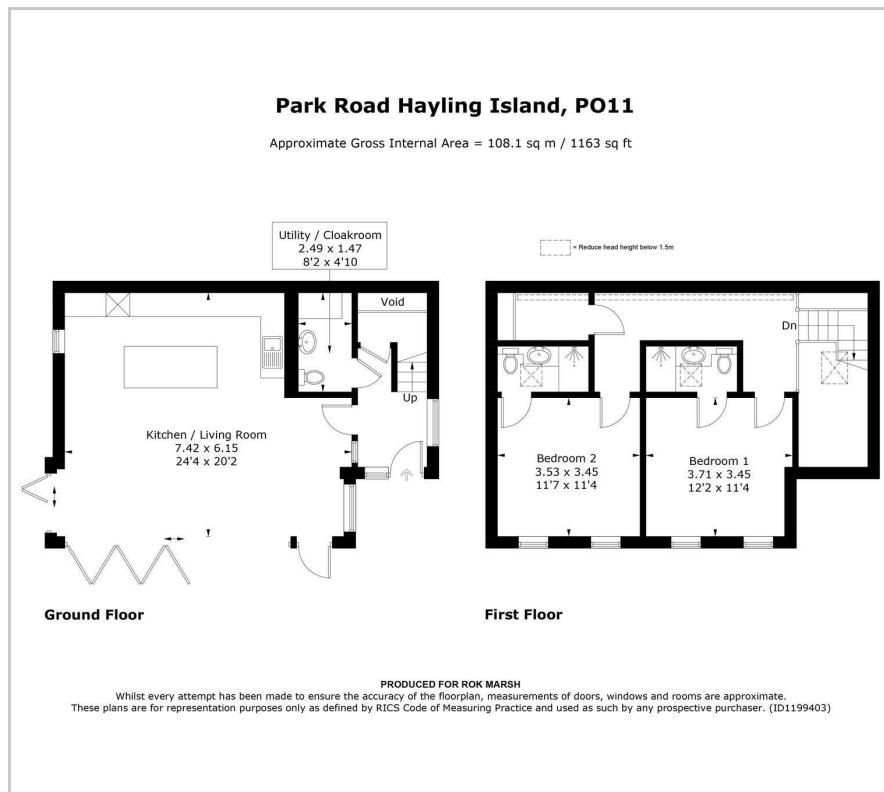
This property is not just a home; it is a lifestyle choice in a sought-after location, with local amenities in West Town just a short walk away. Whether you are looking for a permanent residence or a holiday retreat, this modern home on Hayling Island is sure to impress.

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

- New Build, Detached Home
- Two Double Bedrooms - Ensuite Shower Room To Both With Skylights
- EV Charger and Off Road Parking For Two Vehicles, Plus Easy Street Parking
- Situated A Mere 500 Meters From The Blue Flag Beaches, Hayling Island Golf Club and a short walk to the local amenities, in West Town
- Open Plan Layout with Bifolds Leading To ; Porcelain Patio (with hidden eco drainage) and Lush Lawns - An Extra High Boundary Wall Provides Extra Privacy
- Downstairs W.C and Utility Space
- Beautiful Entrance Hall With Full Height Windows - Under Stair Storage
- Available Now - Chain Free – Viewings Highly Recommended
- Hayling Island ; promises a wonderful place to live for all ages or a fantastic place to holiday!
- Sought After Location; Without Doubt One of the Most Highly-Desirable Roads on the Island



Floor Plan

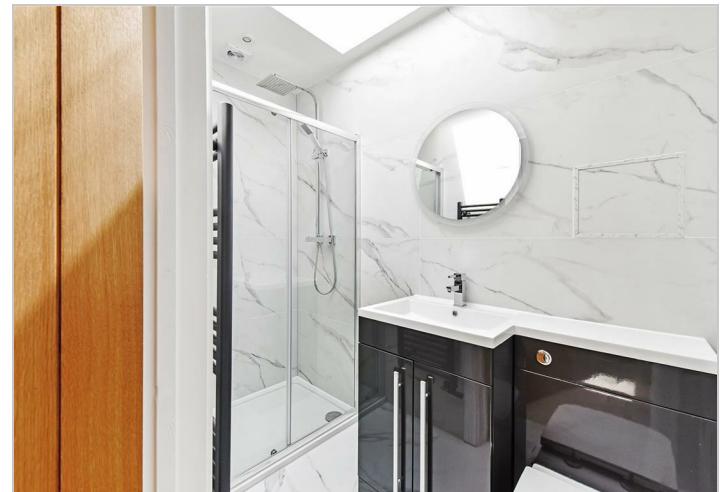


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(38-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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