



**70 Havant Road, Hayling Island**

Guide Price **£875,000**

 **Henry Adams**  
estate agents









## 70 Havant Road

Hayling Island, Hayling Island

Listed Grade II CHARACTER property with modern comforts, farmhouse-style kitchen, , 4 bedrooms, THREE RECEPTION, private garden and potential for GARAGE conversion. STUDY, Ideal for family living in tranquil setting. VIEWING ADVISED

Council Tax band: G

Tenure: Freehold

- Beautifully Presented Grade II Listed Detached Character Property
- Original Features Throughout
- Charming Farmhouse Style Kitchen Breakfast Room & Utility Room
- Three Reception Rooms & Study
- Fitted Wardrobes To Bedroom One, Two & Three
- En-Suite To Bedroom Four Perfect Accommodation For Guests
- Flexible & Versatile Accommodation
- Stunning Private Garden With Seating Areas
- Detached Double Garage With Room above Potential to Convert Further STP
- Extensive Driveway Providing Ample Parking















FIRST FLOOR 2

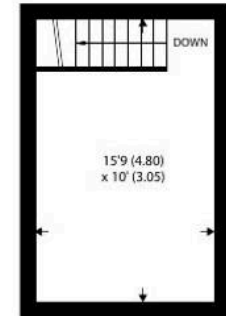
Denotes restricted  
head height



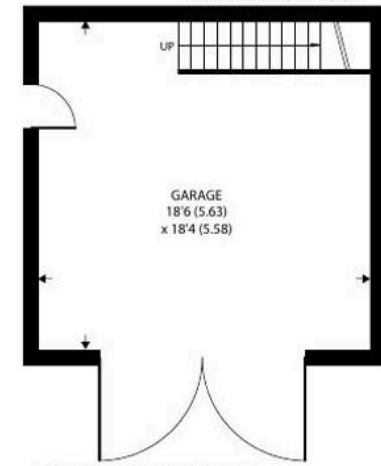
GROUND FLOOR



FIRST FLOOR 1



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

## Havant Road, Hayling Island, PO11

Approximate Area = 2149 sq ft / 199.6 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 496 sq ft / 46 sq m

Total = 2711 sq ft / 251.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.  
Produced for Henry Adams. REF: 1300974





## **GARDEN**

Private Landscaped Garden With Seating Areas & outbuildings

## **GARAGE**

6 Parking Spaces

Extensive Driveway With Detached Garage







## Henry Adams – Emsworth

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