



70 Havant Road, Hayling Island

Guide Price £785,000



70 Havant Road

Hayling Island, Hayling Island

- 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

Nestled within a picturesque setting, this beautifully presented Grade II listed detached character property effortlessly combines historic charm with modern comforts. From the moment you step inside, you are greeted by original features that exude character and warmth. The farmhouse-style kitchen/breakfast room and utility room provide a perfect blend of traditional aesthetics and contemporary convenience, while three reception rooms offer ample space for family gatherings and entertaining. Bedrooms one, two boast fitted wardrobes and bedroom three benefits from a storage cupboard. Bedroom four has a stylish en-suite and walk in wardrobe making it ideal for accommodating guests. The flexible and versatile layout ensures there is room for all, promoting a sense of relaxation and comfort throughout.

Step outside into the stunning private garden, where manicured lawns and secluded seating areas offer a tranquil escape from the hustle and bustle of every-day life. The property is ideal for those looking to enjoy the best of both worlds, offering a peaceful retreat with modern amenities.

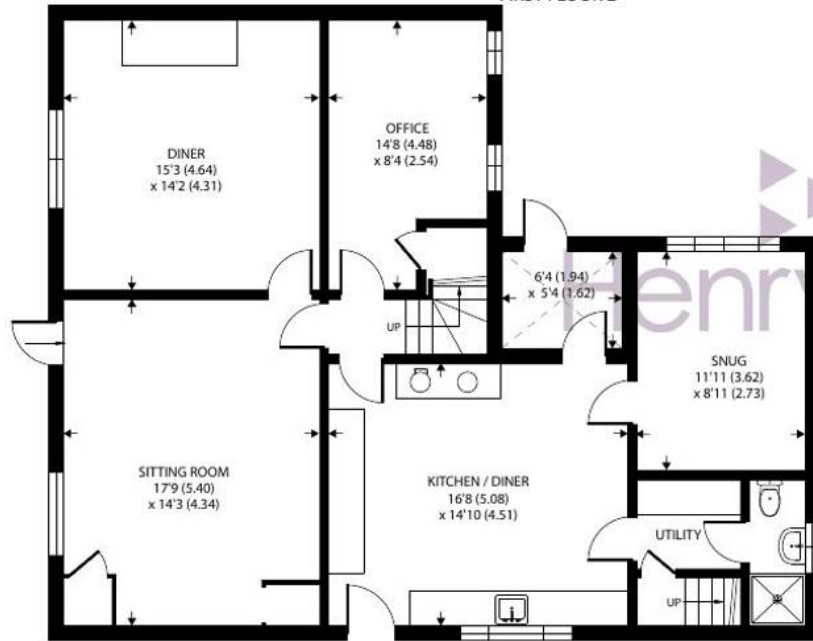






FIRST FLOOR 2

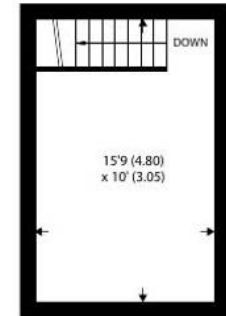
Denotes restricted
head height



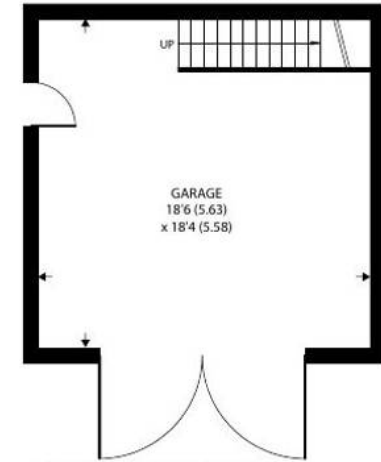
GROUND FLOOR



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). © n1checom 2025.
Produced for Henry Adams. REF: 1300974

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70 Havant Road is situated close to the mainland on the northern edge of Hayling Island, alongside the main Havant Road, whilst enjoying countryside views to the rear. Within a short walk is a petrol station with convenience store, whilst the immediate vicinity has Northney Marina with The Langstone Hotel, restaurant and leisure complex. Havant, approximately 2 miles to the North, provides shopping and leisure facilities for all day to day needs, as well as providing access to mainline rail services to London, Portsmouth and Chichester and the motorway network via the A27 and A3(M).

Council Tax band: G

Tenure: Freehold

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Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.

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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

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