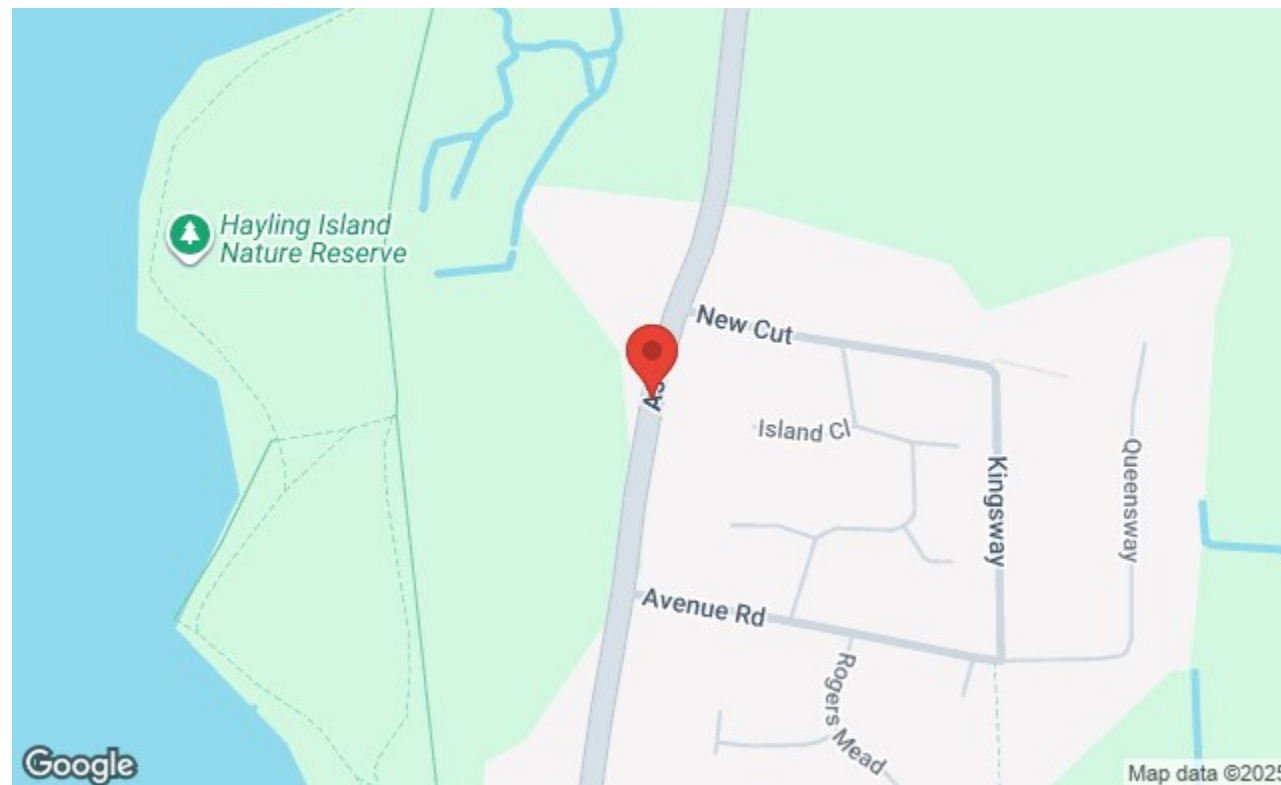


FOR SALE

Offers In Excess Of £850,000

Havant Road, Hayling Island PO11 0LN

bernards
THE ESTATE AGENTS



4 5 3

HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Desirable Coastal Locality
- ❖ Addition of Private Annexe
- ❖ Highly Versatile Accommodation
- ❖ Four/Five Double Bedrooms
- ❖ Kitchen with Breakfast Room
- ❖ Landscaped Wrap Around Garden
- ❖ External Workshop
- ❖ Large Private Driveway
- Previously a Successful BNB

Located in the desirable locality of Havant Road on Hayling Island, this stunning detached house offers an exceptional living experience. Spanning an impressive 3,319 square feet, and having previously operated as a popular and lucrative BNB, the property boasts four/five spacious bedrooms, complemented by five well-appointed bathrooms, ensuring ample space for family and guests alike.

The interior is beautifully presented, featuring three versatile reception rooms that provide a perfect blend of comfort and functionality. Whether you seek a quiet reading nook, a lively family gathering space, or a formal dining area, this home caters to all your needs. The generous square footage allows for a seamless flow throughout the living areas, making it ideal for both entertaining and everyday living.

Set on an expansive plot, the property is

surrounded by beautifully landscaped gardens. The ample off-road parking for several vehicles adds to the convenience of this remarkable home. Additionally, the inclusion of a private annexe provides further versatility, perfect for guests, a home office, or even a private studio.

Situated just a short distance from the picturesque Langstone Harbour, residents can enjoy easy access to local walking routes, making it an ideal location for nature enthusiasts. This property not only offers a beautiful home but also a lifestyle enriched by the natural beauty and community spirit of Hayling Island. With its combination of space, style, and location, this detached house is a rare find and a must-see for those seeking a new home.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

SITTING ROOM
24'4" x 22'0" (7.42 x 6.71)

DINING ROOM
22'8" x 11'8" (6.93 x 3.58)

KITCHEN
14'11" x 13'1" (4.57 x 4.01)

BREAKFAST ROOM
10'9" x 9'6" (3.28 x 2.92)

BEDROOM ONE
19'5" x 15'8" (5.92 x 4.78)

DRESSING ROOM/STUDY
11'1" x 10'2" (3.40 x 3.12)

BALCONY
15'10" x 7'4" (4.85 x 2.26)

BEDROOM TWO
16'6" x 12'11" (5.03 x 3.96)

BEDROOM THREE
12'4" x 11'10" (3.78 x 3.63)

BEDROOM FOUR
10'9" x 9'10" (3.30 x 3.02)

BEDROOM FIVE
10'9" x 6'11" (3.30 x 2.13)

ANNEXE KITCHEN
10'11" x 7'4" (3.33 x 2.26)

ANNEXE LOUNGE/BEDROOM
20'6" x 10'9" (6.27 x 3.28)

EXTERNAL WORKSHOP
22'11" x 8'11" (7.01 x 2.74)

COUNCIL TAX BAND F

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in

Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

