

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



23 Sandy Beach Estate
Hayling Island PO11 9RG
£375,000



- Stunning Views
- Ideal Location For Sailors
- Residents' Communal Green and Tennis Court
- 'Up Side Down' Style House
- Modern Decor Throughout

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.

Bedroom 1

10'4" x 9'10"

The Master Bedroom is minimalistic with a window looking over the courtyard. Neutrally decorated.

Bedroom 2

11'8" x 7'8"

Neutrally decorated double bedroom with window that overlooks the residents' communal green to the front of the property.

Bedroom 3

8'5" x 8'3"

Ideal single bedroom with storage and window looking over the front of the property.

Bathroom

6'4" x 5'10"

White bathroom suite with vanity unit under the sink. Stylish vinyl flooring and white wall tiles with mosaic border.

Kitchen/Sitting Room

16'3" x 14'7"

Open plan living accommodation with contemporary decor throughout. Hardwearing laminate flooring. Neutrally decorated walls. Double windows at both ends of the room flooding the room with plenty of natural light. Breakfast bar perfect for social eating and entertaining.

Outside Living

The outdoor space of this property offers a courtyard garden with access to the spacious garage/workshop. A generously sized balcony from the kitchen offering 180 degree views over Chichester Harbour towards West Witterings and East Head. This property also benefits from parking for up to 3 cars at the front of the property.

Arden & Way is pleased to present this unique three-bedroom detached "upside-down" style home, set within the highly sought-after Sandy Beach Estate on the serene southeastern tip of Hayling Island. Perfectly positioned between the coastline and the Nature Reserve, the property enjoys one of the area's most exceptional outlooks, offering sweeping views across Chichester Harbour towards The Witterings and East Head.

Nestled on a private estate with a central open green and residents' tennis court, the home provides the ideal blend of tranquillity, community, and convenience. The ground floor features an inviting entrance hall, two well-proportioned bedrooms, one single bedroom ideal as a home office or dressing room, and a modern family bathroom. Upstairs, the bright open-plan kitchen/dining/living area has been designed to make the most of the surrounding scenery, with direct access to a decked balcony where the panoramic harbour views can be fully appreciated.

Additional benefits include double glazing, a recently installed gas radiator heating system, a private driveway, a generous garage, and an enclosed courtyard-style rear garden—perfect for low-maintenance outdoor living. The property previously held planning permission for a third storey, with approved plans comprising an additional bedroom with ensuite and balconies to the front and rear.

Sandy Beach Estate is conveniently located just a short distance from Hayling Island's prestigious sailing club and Sparkes Marina. With its peaceful setting, strong local community, and easy mainland connections, this is a rare opportunity to secure a truly special coastal home.

For more information or to arrange a viewing please contact Arden & Way.



120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: info@ardenway.co.uk

www.ardenway.co.uk

Hayling Island has always been a particularly popular location for water enthusiasts; indeed the sport of windsurfing is believed to have originated here some 50 years ago. There are about 3 miles of seafront beaches, 3 of which have been awarded the Blue Flag for water and coastal quality, safety and facilities. Nearby are tennis courts and, to the west, the ‘true links’ Hayling Island Golf club. The 4 mile long ‘Hayling Billy’ coastal path has two tracks, offering different surfaces for horse riders on one side and pedestrians and cyclists on the other. The path runs along the western coast of most of the island and offers some stunning views of Langstone Harbour.

There is an excellent range of local shopping on the island with more comprehensive facilities available in Havant and further afield, in Portsmouth and Chichester. The nearby popular village of Emsworth has an interesting variety of shops and an excellent and wide choice of restaurants.

There are good schools for all age groups in the area, churches of various denominations and many social and recreational facilities.

If you enjoy boating activities you can also arrange to have a deep water mooring via the Chichester Harbour Conservancy, subject to availability.



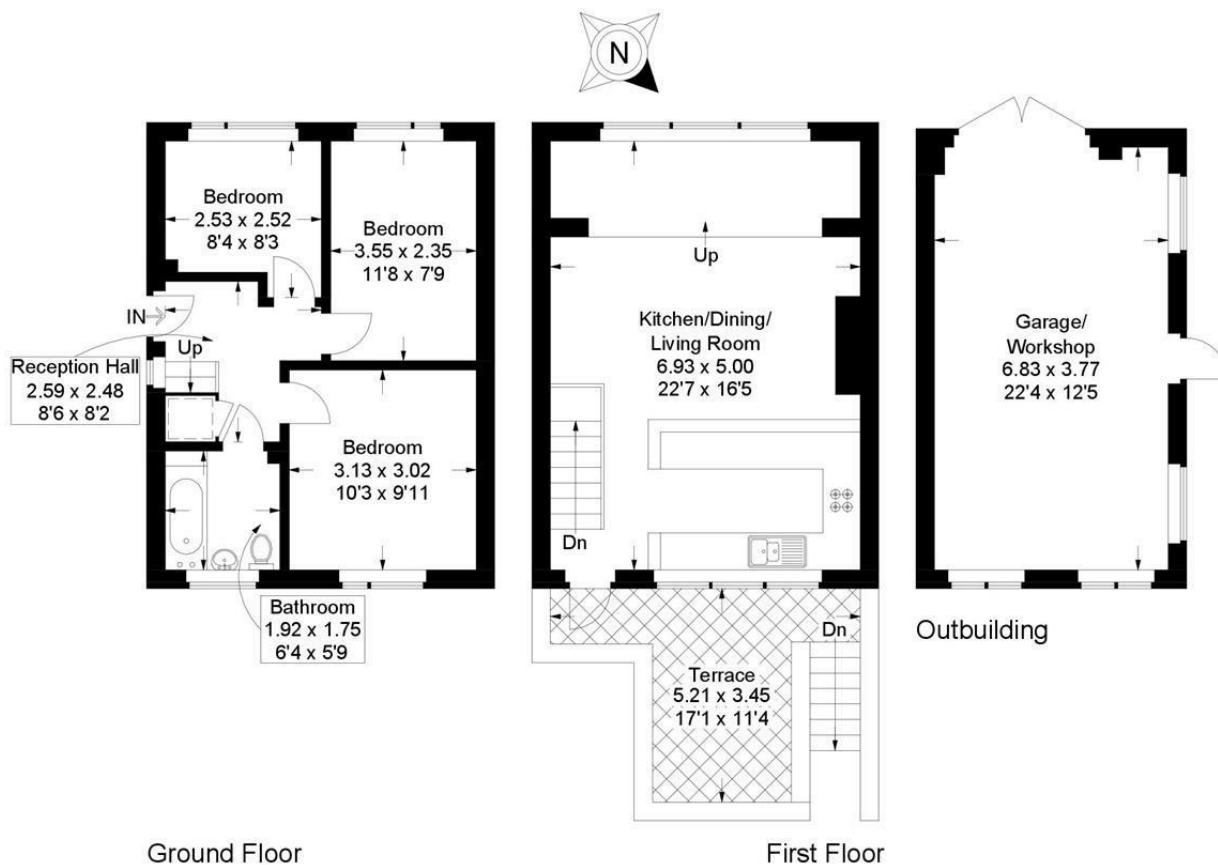
Floor Plan

Sandy Beach Estate, Hayling Island

Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

Outbuilding = 26.3 sq m / 283 sq ft

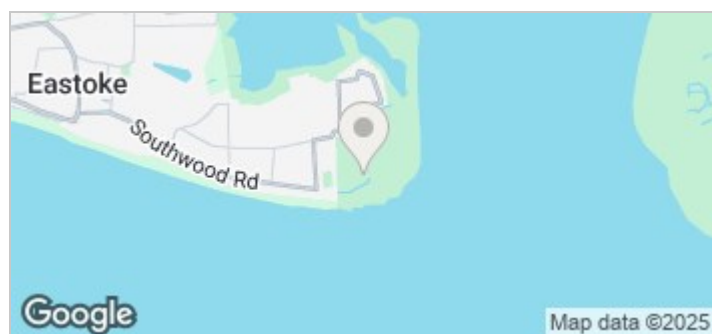
Total = 96.1 sq m / 1034 sq ft



 = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		63	84
<i>Not energy efficient - higher running costs</i>			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		63	86
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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