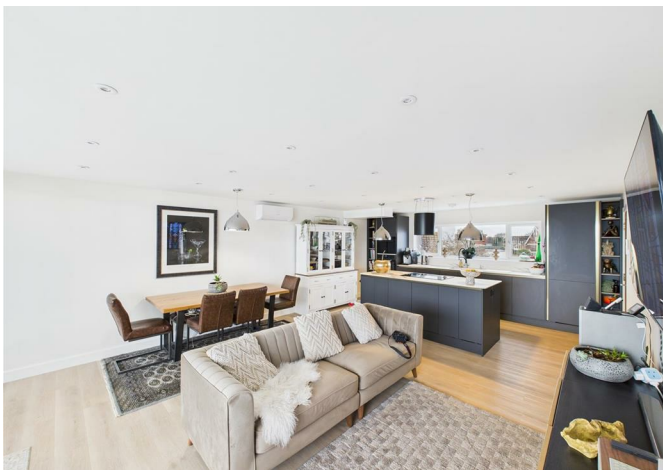


Chimneypots

ESTATE AGENTS

YOUR HOME OUR PASSION

Sandy Beach Estate, Hayling Island
Guide Price £900,000



- A beautifully presented detached family home which has been considerably enhanced by the current owners
 - Offering bright and spacious accommodation arranged over three floors
 - Nestled away in the Sandy Beach private estate where there is a true sense of community
 - Panoramic Views over the Nature Reserve and seafront across to the Witterings
- Open plan kitchen/dining/family room with balcony access to enjoy the views and separate ground floor utility room
 - Three double en-suite bedrooms, One/two further bedrooms currently used as a lounge and snug
 - Sunny, landscaped garden with gym/office, potting room and greenhouse
 - Communal tennis court, central green and direct beach access
- Tesla Powerwall with Solar Panels maximizes savings, independence, and sustainability. EV charge point.

Step inside this extraordinary home in Sandy Beach Estate, a prestigious private enclave nestled at the southeastern tip of idyllic Hayling Island. Surrounded by a serene nature reserve and within easy reach of the popular Hayling Island Sailing Club and Marina, this property offers the perfect harmony of coastal and rural living.

This impressive residence sits on a generous plot within the exclusive Sandy Beach Estate, providing a thoughtfully designed layout spread over three floors. With three double bedrooms, each with its own en-suite, a spacious lounge/bedroom four, sun room, and a snug/bedroom five, this home effortlessly combines luxury and comfort.

The heart of the home lies in the open plan kitchen/dining/family room that leads out to a balcony, perfect for enjoying the breathtaking views. Additional features include a bespoke kitchen with integrated appliances, two additional bedrooms on the top floor, and a convenient utility room on the ground floor.

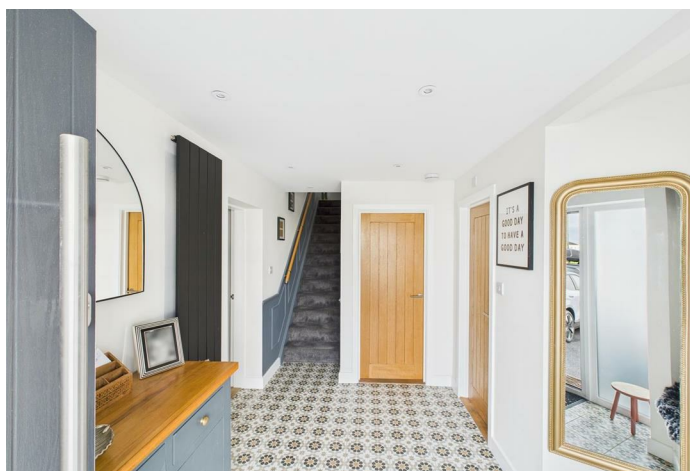
The sun-drenched enclosed garden has been landscaped for low maintenance living, with outbuildings including an office/gym, potting shed, and a greenhouse for the garden enthusiasts.

Embrace sustainable living with the inclusion of a Tesla Powerwall and Solar Panels, offering maximum savings and independence. An EV charge point is also included for added convenience.

Residents of this private estate benefit from access to a communal tennis court, expansive green space, and direct beach access. Sandy Point Nature Reserve and the nearby Hayling Island Sailing Club and Marina cater to nature enthusiasts and water sports lovers.

Conveniently located near superb transport links, schools, and shopping facilities, with easy access to the A27, A3(M), and mainline railway services to London Waterloo, this property offers a rare opportunity to experience true coastal luxury.

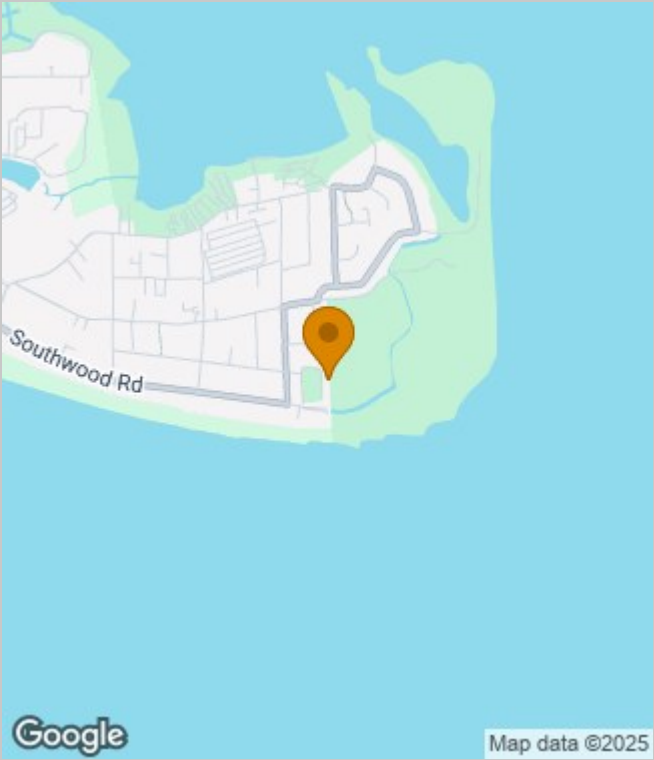
Havant Council Tax Band: D



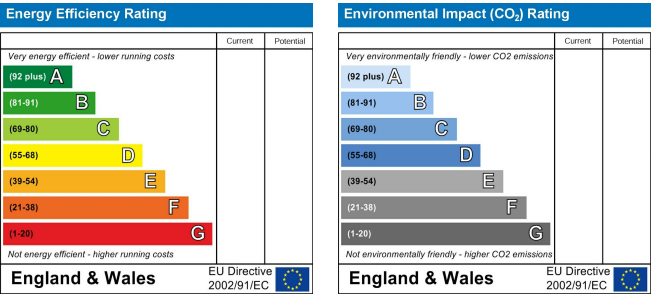
Floor Plans



Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.