



£450,000
23 St. Benedict Road
Hayling Island, PO11 9FN

PROPERTY SUMMARY

This stylishly presented three/four bedroom detached home is set in a modern development close to local shops and schools in Gable Head, Hayling Island. Originally built with four bedrooms, it's been reconfigured so the fourth is now a dressing room. The house has a bright, airy feel and features a contemporary open-plan layout, with a modern fitted kitchen flowing into the dining room, which leads to the lounge. The lounge opens through patio doors to a west-facing garden. Upstairs, the standout is the master bedroom, complete with ensuite and dressing room, plus two more double bedrooms and a family bathroom. Outside, there's a garage, hardstanding, and a westerly facing rear garden.





ENTRANCE HALL

WC

KITCHEN 19' 10" x 8' 8" (6.05m x 2.64m)

DINING ROOM 11' x 9' 8" (3.35m x 2.95m)

LOUNGE 19' 10" x 10' 4" (6.05m x 3.15m)

LANDING

BEDROOM ONE 11' 7" x 10' 7" (3.53m x 3.23m)

ENSUITE

DRESSING ROOM 10' 7" x 6' 1" (3.23m x 1.85m)

BEDROOM TWO 11' 10" x 9' 10" (3.61m x 3m)

BEDROOM THREE 11' 10" x 9' 9" (3.61m x 2.97m)

BATHROOM 7' 2" x 6' 4" (2.18m x 1.93m)

GARAGE 19' 3" x 9' 10" (5.87m x 3m)



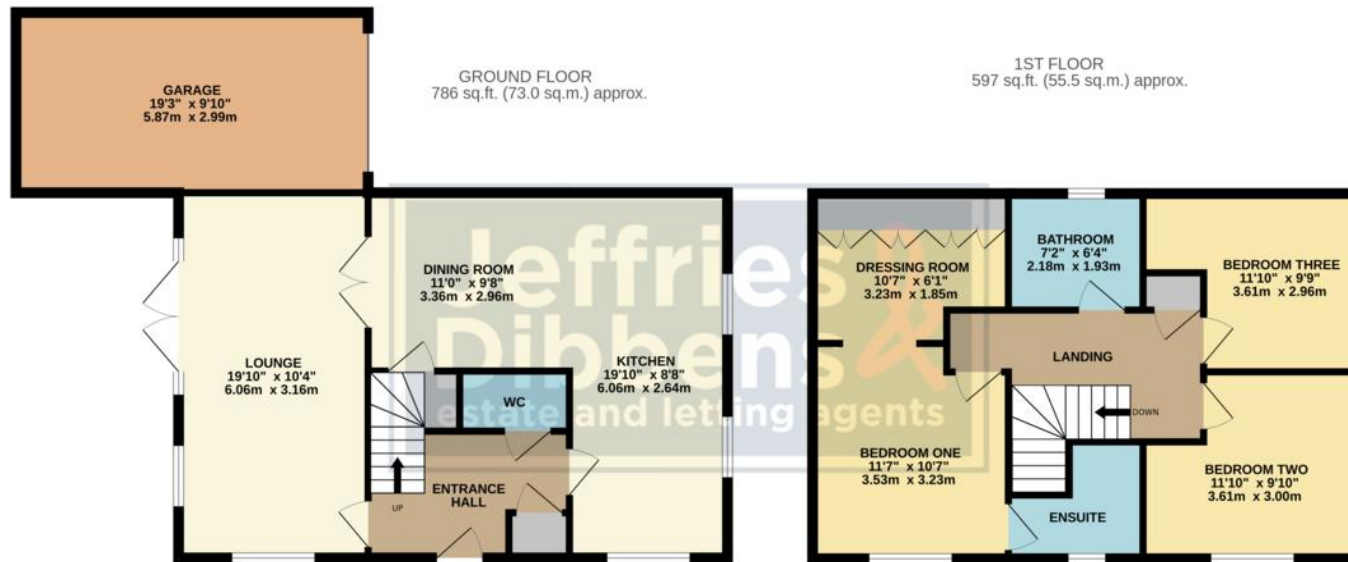
LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC TO FOLLOW



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk