



NEXA
PROPERTIES

19 Bracklesham Road Hayling Island PO11 9SJ



AT A GLANCE



Beautifully maintained detached family home.

400 metres from sandy beach.

700 metres from the renowned Hayling Island Sailing Club (HISC).

Spacious open-plan living and dining room with sliding patio doors.

Dual-aspect kitchen overlooking the gardens.

Ground floor study/home office.

Ground floor shower room and first floor family bathroom.

Three generous first-floor bedrooms.

Landscaped rear garden with decking, lawn and mature planting.

Private driveway with parking for several vehicles and attached garage.

Fantastic coastal lifestyle with beaches, sailing, water sports and scenic walks all within easy reach.





ABOUT THE PROPERTY

Detached Coastal Family Home Just Moments from the Beach & Hayling Island Sailing Club

The property is approached via an attractive five-bar timber gate, opening onto a generous private driveway providing off-road parking for several vehicles alongside an attached garage. A mature feature tree and traditional post and rail fencing create an attractive first impression, while gated side access leads through to the beautifully established rear garden.

A sheltered storm porch welcomes you into the property, where an internal entrance porch provides practical storage for coats, boots and sailing equipment before opening into the heart of the home.

The spacious open-plan living and dining room is a bright and inviting space, ideal for everyday family life as well as entertaining. Large sliding patio doors allow natural light to flood the room while providing direct access onto the landscaped rear garden, creating an effortless connection between indoor and outdoor living.

The kitchen enjoys a pleasant dual-aspect outlook over the gardens and offers an excellent range of storage and workspace, making it both functional and sociable. While perfectly serviceable as it stands, it also presents an exciting opportunity for a new owner to personalise and create their dream kitchen if desired.

Also on the ground floor is a versatile study, ideal for those working from home, a hobbies room or occasional guest accommodation, together with internal access to the garage. A generous shower room with WC completes the ground floor accommodation, adding flexibility for families and visiting guests.





ABOUT THE PROPERTY



Upstairs, the property continues to impress with three generously proportioned bedrooms, each enjoying excellent natural light, together with a well-appointed family bathroom serving the first floor.

Outside, the rear garden has been thoughtfully landscaped to provide a wonderful space for both relaxation and entertaining. A raised decked seating area is perfect for summer dining and evening drinks, while the lawn, mature flower borders and established planting create a peaceful setting for families to enjoy. Adding a unique nautical touch, an original sailing boat mast stands proudly within the garden—a fitting reminder that one of Britain's finest sailing destinations is quite literally on your doorstep.

Few locations on the South Coast offer the lifestyle that Hayling Island provides. Just a short walk from the property, miles of beautiful sandy beaches and sparkling waters create the perfect backdrop for paddleboarding, swimming, kayaking, windsurfing and coastal walks. On warm summer days, the crystal-clear sea and golden sandy beaches evoke the atmosphere of a Mediterranean or Caribbean destination, making it easy to forget you're still in Hampshire.

For sailing enthusiasts, Hayling Island Sailing Club is recognised as one of Europe's premier sailing clubs. Surrounded by water and enjoying deep-water access, HISC offers the unique advantage of unrestricted sailing at all states of the tide—something few sailing clubs can match. The club hosts national and international regattas throughout the year and provides exceptional facilities, spectacular waterfront views and an unrivalled community atmosphere.

Families are equally well catered for, with children able to enjoy sailing, watersports and beach activities from an early age, creating lifelong memories and embracing a truly outdoor way of life. Whether it's launching a dinghy before breakfast, enjoying fish and chips on the beach at sunset or simply watching the boats sail across Chichester Harbour, life here revolves around the coast.

With coastal homes in such close proximity to both the beach and Hayling Island Sailing Club rarely becoming available, this represents an outstanding opportunity to secure a superb family home in one of Hampshire's most sought-after waterfront locations.



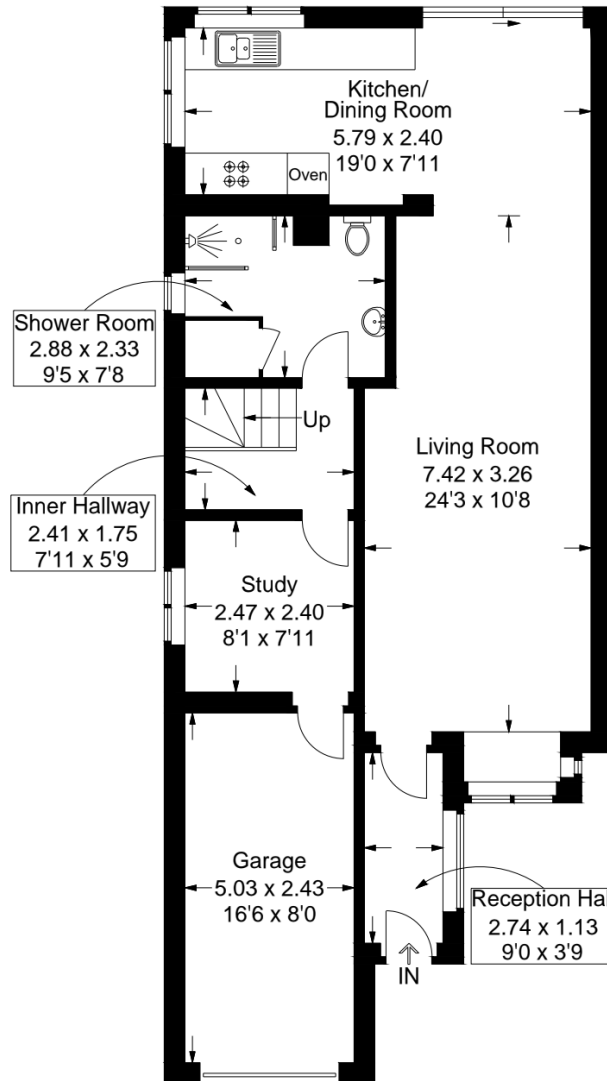




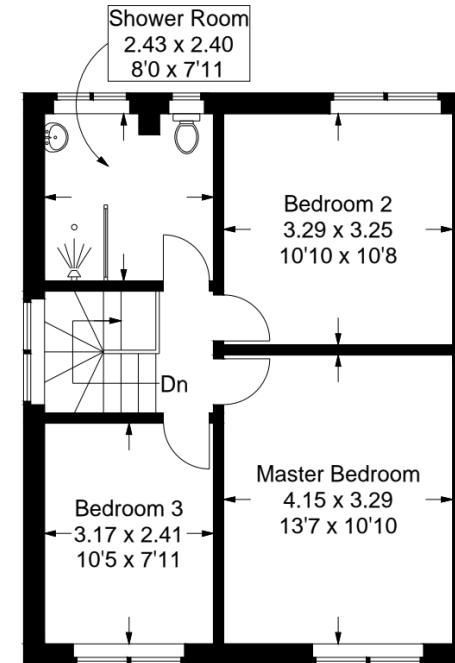


Bracklesham Road, Hayling Island

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft



Ground Floor



First Floor

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.



LOCATION



Bracklesham Road enjoys one of Hayling Island's most desirable positions, perfectly placed between the beach and the internationally renowned Hayling Island Sailing Club (HISC). This peaceful residential location offers an exceptional coastal lifestyle, where morning walks along the shoreline, paddleboarding before breakfast or an evening stroll at sunset can become part of everyday life.

Just a short walk away, HISC is recognised as one of Europe's premier sailing clubs, attracting sailors from around the world with its outstanding facilities, vibrant social scene and direct access to Chichester Harbour and the Solent. Unlike many sailing clubs, HISC benefits from unrestricted tidal access, allowing members to enjoy sailing at virtually any time of day.

Hayling Island itself is one of the South Coast's hidden gems, renowned for its miles of Blue Flag beaches, crystal-clear waters and relaxed seaside atmosphere. The island offers an outstanding range of outdoor pursuits including sailing, windsurfing, kitesurfing, kayaking, paddleboarding, cycling and coastal walks, while nearby Eastoke Corner provides a selection of cafés, beachside restaurants and local shops.

Nature lovers can explore the beautiful Hayling Billy Trail and surrounding nature reserves, while families benefit from parks, excellent schools and a welcoming community. Despite its tranquil setting, the island remains well connected, with Havant town centre and mainline railway station just a short drive away, offering direct services to London Waterloo, while the A27 and A3 provide excellent road links to Chichester, Portsmouth, Southampton and beyond.

Whether you're looking for a permanent residence, a weekend escape or a home that embraces an active coastal lifestyle, few locations offer the unique blend of natural beauty, watersports and community spirit that Hayling Island is famous for.



THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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PrimeLocation