

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



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



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.

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

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www.ardenway.co.uk



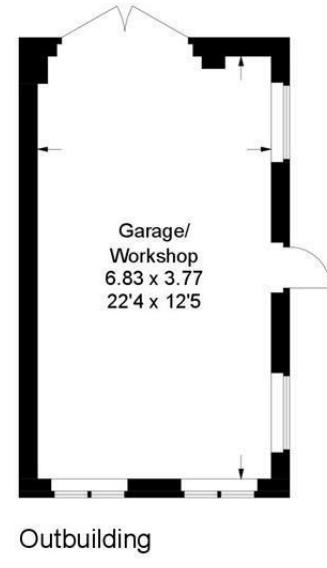
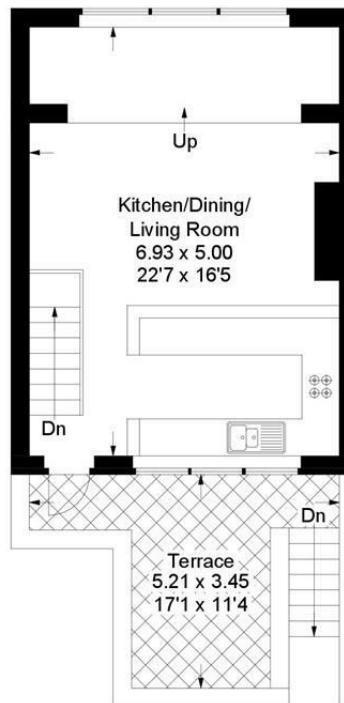
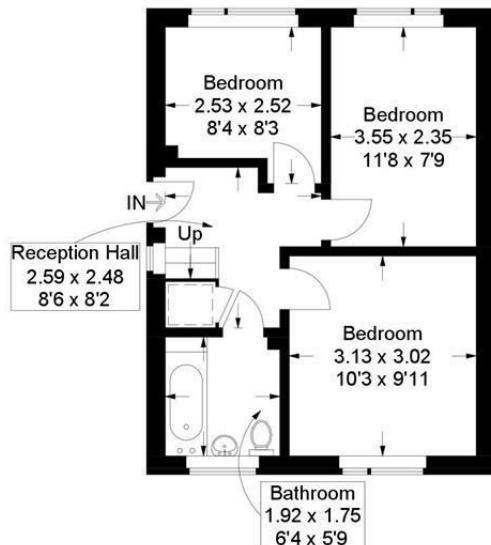
Floor Plan

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



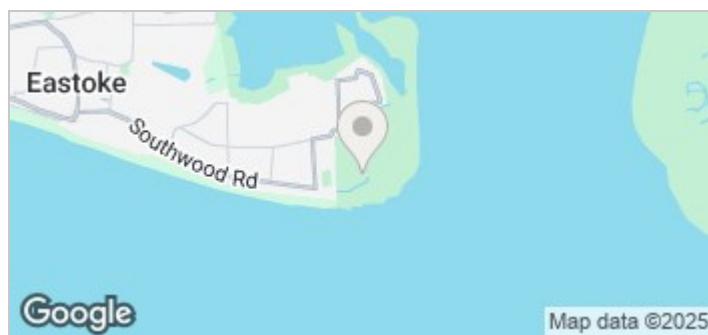
Ground Floor

First Floor

= 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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