

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



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.





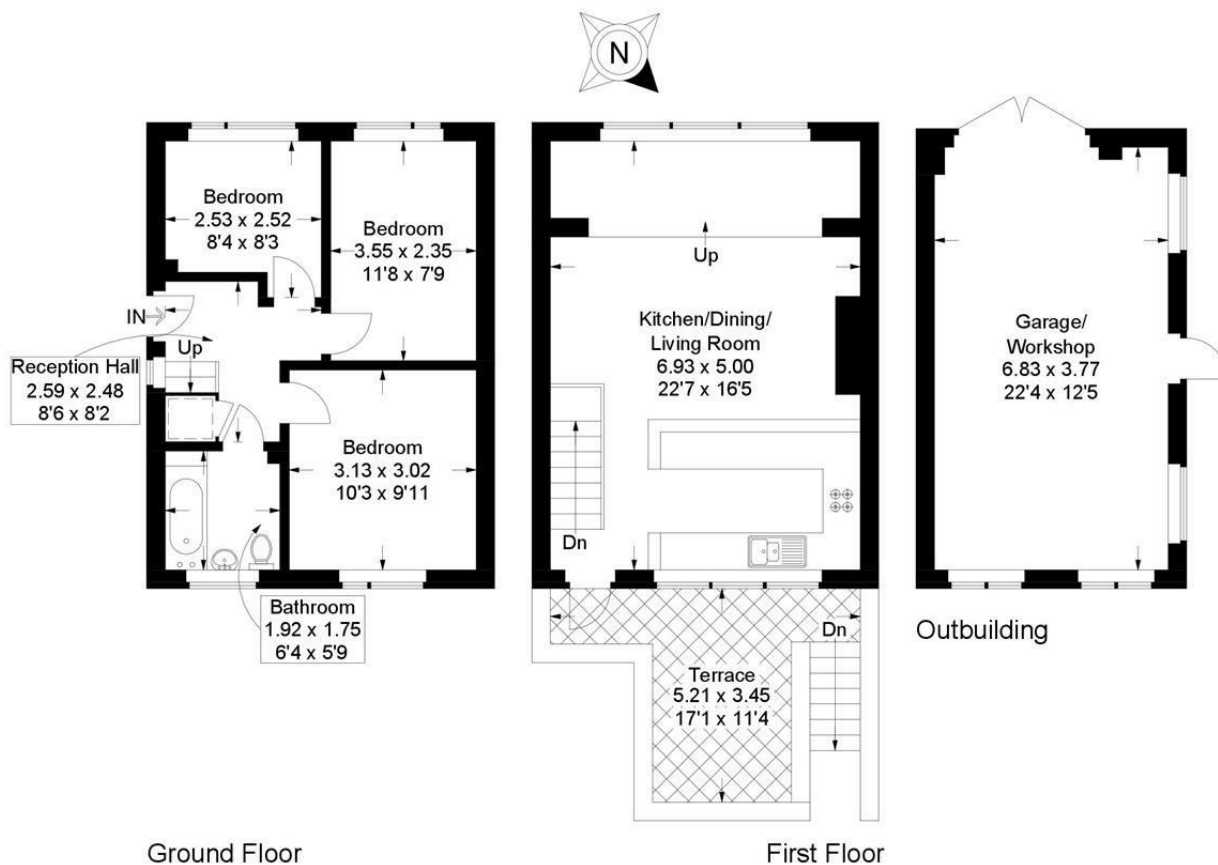
Floor Plan

Sandy Beach Estate, Hayling Island

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

Outbuilding = 26.3 sq m / 283 sq ft

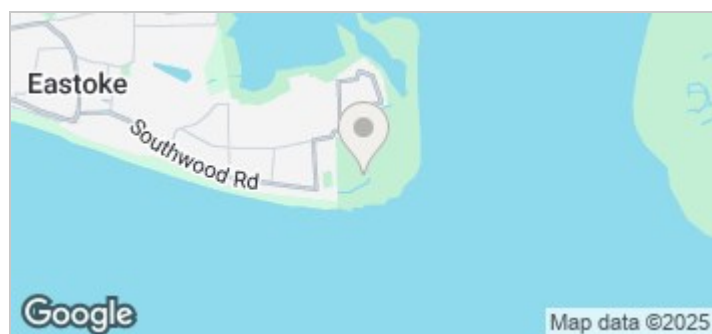
Total = 96.1 sq m / 1034 sq ft



 = 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
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		63	86

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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