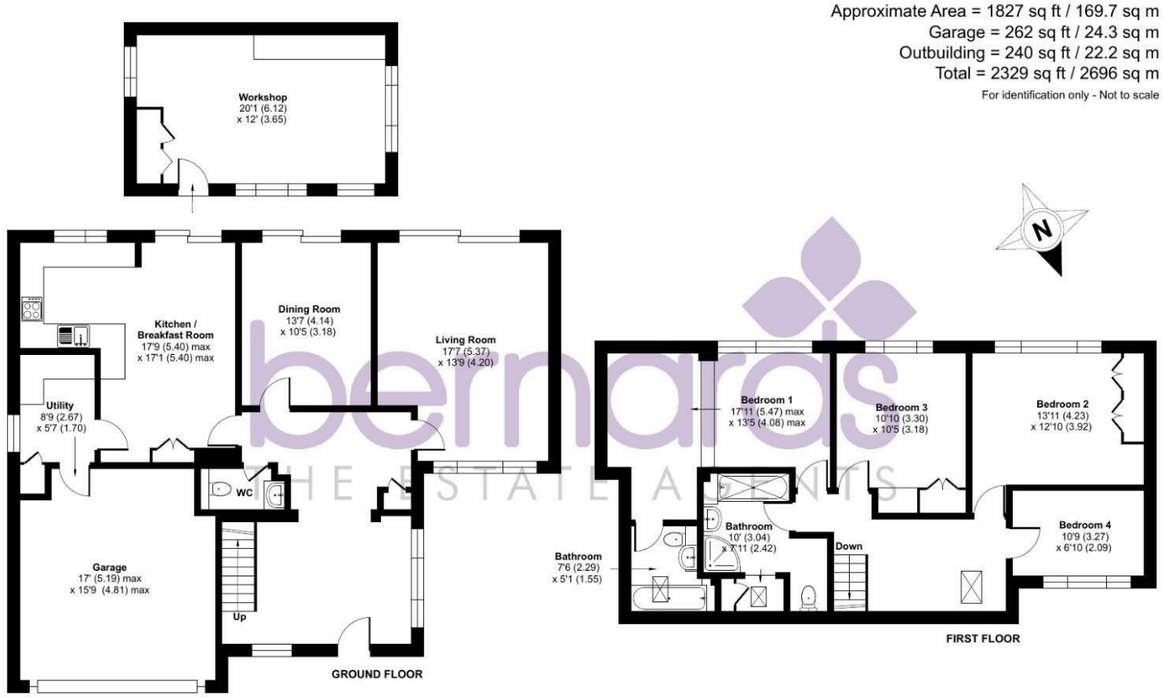
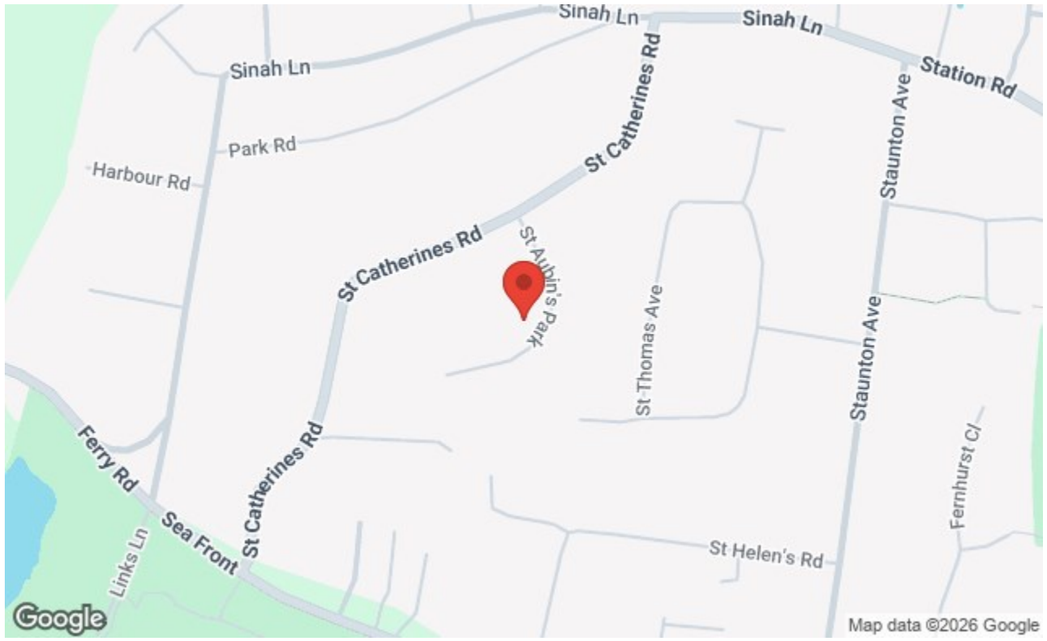
St. Aubins Park, Hayling Island, PO11

Approximate Area = 1827 sq ft / 169.7 sq m
Garage = 262 sq ft / 24.3 sq m
Outbuilding = 240 sq ft / 22.2 sq m
Total = 2329 sq ft / 2696 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421051



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £650,000

St. Aubins Park, Hayling Island PO11 0HQ

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THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- Detached.
- Four bedrooms.
- Two reception rooms.
- Kitchen / breakfast room.
- Double garage + off road parking.
- Great location!.
- In need of modernisation.
- Workshop.
- Chain free.
- Walking distance to beach.

Welcome to St. Aubins Park, a charming detached home, located on the picturesque Hayling Island, just a stone's throw from the beach. This delightful home boasts a spacious and inviting entrance hallway that sets the tone for the rest of the property. To the right, you will find a comfortable living room, perfect for relaxation, alongside a separate dining room ideal for entertaining guests.

The generous kitchen breakfast room is a highlight of the home, providing ample space for family meals. From the kitchen, you can access a practical utility room, which leads to a rear entrance and a double garage, offering convenience and additional storage.

The first floor features a well-designed landing space that leads to four bedrooms. The master bedroom is particularly spacious and includes an en-suite bathroom for added privacy. Bedroom two is a good-sized double with fitted wardrobes, while bedroom three is another double room. Bedroom four is a single room, perfect for guests or as a study. The main bathroom on this level is a luxurious four-piece suite, complete with a walk-in shower, separate bath, basin, and toilet.

Outside, the property boasts a generous garden laid to lawn, providing a wonderful space for outdoor activities. Additionally, there is a substantial workshop measuring 20ft by 12ft, perfect for hobbies or storage. The driveway accommodates parking for three vehicles, ensuring convenience for you and your guests.

This exceptional home is being offered with no forward chain, making it an ideal opportunity for those looking to settle in a beautiful location. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY

W/C

LIVING ROOM
17'7" x 13'9" (5.37 x 4.20)

DINING ROOM
13'6" x 10'5" (4.14 x 3.18)

KITCHEN/BREAKFAST ROOM
17'8" x 17'8" max (5.40 x 5.40 max)

UTILITY ROOM
8'9" x 5'6" (2.67 x 1.70)

GARAGE
17'0" x 15'9" (5.19 x 4.81)

BEDROOM ONE
17'11" x 13'4" (5.47 x 4.08)

EN-SUITE
7'6" x 5'1" (2.29 x 1.55)

BEDROOM TWO
13'10" x 12'10" (4.23 x 3.92)

BEDROOM THREE
10'9" x 10'5" (3.30 x 3.18)

BEDROOM FOUR
10'8" x 6'10" (3.27 x 2.09)

BATHROOM
9'11" x 7'11" (3.04 x 2.42)

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

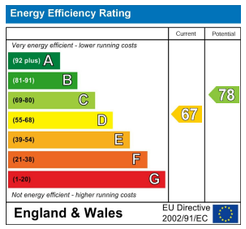
HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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