

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Taylor Hill & Bond. REF: 1217588



Guide Price £850,000

Havant Road, Hayling Island PO11 0LN



4 5 3

## HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Desirable Coastal Locality
- ❖ Addition of Private Annexe
- ❖ Highly Versatile Accommodation
- ❖ Four/Five Double Bedrooms
- ❖ Kitchen with Breakfast Room
- ❖ Landscaped Wrap Around Garden
- ❖ External Workshop
- ❖ Large Private Driveway
- Previously a Successful BNB

OVER 3300SQFT, SELF CONTAINED ANNEX ON THIS SIDE.

Located in the desirable locality of Havant Road on Hayling Island, this stunning detached house offers an exceptional living experience. Spanning an impressive 3,319 square feet, and having previously operated as a popular and lucrative BNB, the property boasts four/five spacious bedrooms, complemented by five well-appointed bathrooms, ensuring ample space for family and guests alike.

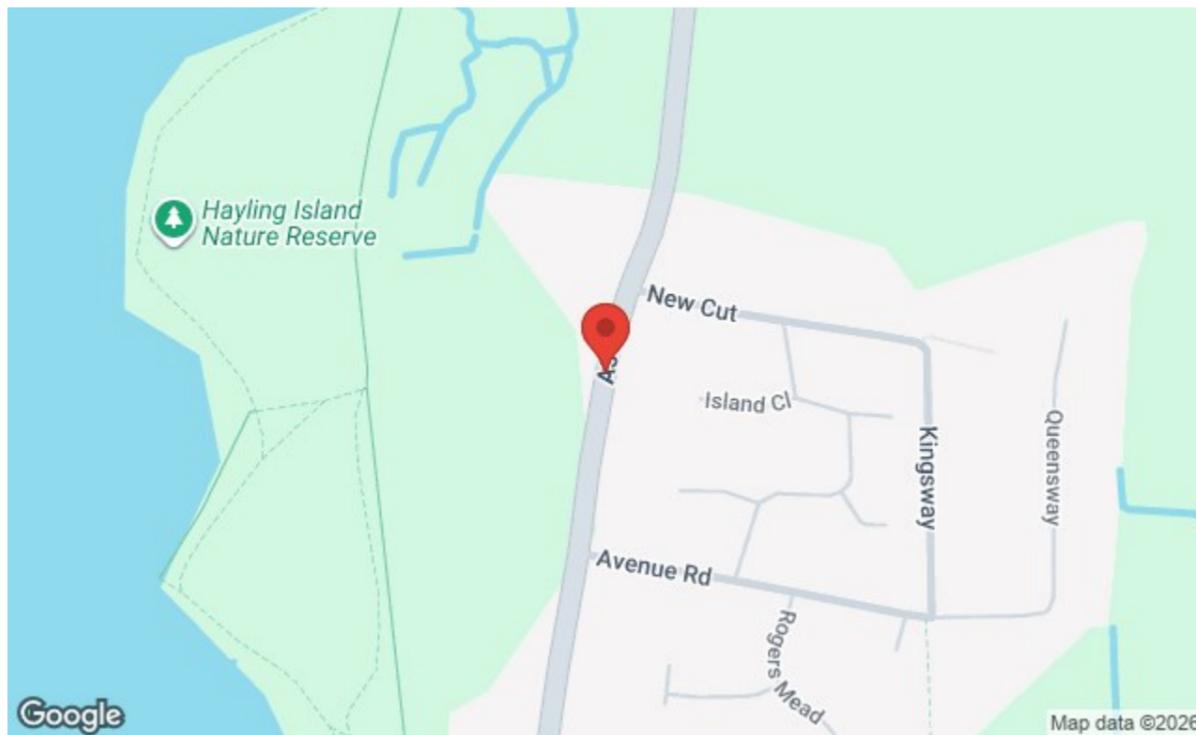
The interior is beautifully presented, featuring three versatile reception rooms that provide a perfect blend of comfort and functionality. Whether you seek a quiet reading nook, a lively family gathering space, or a formal dining area, this home caters to all your needs. The generous square footage allows for a seamless flow throughout the living areas, making it ideal for both entertaining and everyday living.

Set on an expansive plot, the property is surrounded by beautifully landscaped gardens. The ample off-road parking for several vehicles adds to the

convenience of this remarkable home. Additionally, the inclusion of a private annexe provides further versatility, perfect for guests, a home office, or even a private studio.

Situated just a short distance from the picturesque Langstone Harbour, residents can enjoy easy access to local walking routes, making it an ideal location for nature enthusiasts. This property not only offers a beautiful home but also a lifestyle enriched by the natural beauty and community spirit of Hayling Island. With its combination of space, style, and location, this detached house is a rare find and a must-see for those seeking a new home.

The sellers of this property are looking to downsize on Hayling island or Warblington, Part exchange considered.



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



Call today to arrange a viewing

02392 482147

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# PROPERTY INFORMATION

**SITTING ROOM**  
24'4" x 22'0" (7.42 x 6.71)

**DINING ROOM**  
22'8" x 11'8" (6.93 x 3.58)

**KITCHEN**  
14'11" x 13'1" (4.57 x 4.01)

**BREAKFAST ROOM**  
10'9" x 9'6" (3.28 x 2.92)

**BEDROOM ONE**  
19'5" x 15'8" (5.92 x 4.78)

**DRESSING ROOM/STUDY**  
11'1" x 10'2" (3.40 x 3.12)

**BALCONY**  
15'10" x 7'4" (4.85 x 2.26)

**BEDROOM TWO**  
16'6" x 12'11" (5.03 x 3.96)

**BEDROOM THREE**  
12'4" x 11'10" (3.78 x 3.63)

**BEDROOM FOUR**  
10'9" x 9'10" (3.30 x 3.02)

**BEDROOM FIVE**  
10'9" x 6'11" (3.30 x 2.13)

**ANNEXE KITCHEN**  
10'11" x 7'4" (3.33 x 2.26)

**ANNEXE LOUNGE/BEDROOM**  
20'6" x 10'9" (6.27 x 3.28)

**EXTERNAL WORKSHOP**  
22'11" x 8'11" (7.01 x 2.74)

**COUNCIL TAX BAND F**

**MORTGAGE SERVICES**

We offer financial services here at Bernards. If you would like to review your current Agreement in

Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**  
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	82
EU Directive 2002/91/EC	
England & Wales	



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