

£700,000
Manor Road
Hayling Island, PO11 0QR

PROPERTY SUMMARY

This beautiful character home, believed to date from the turn of the last century, has been sympathetically restored and significantly enhanced by a stunning rear kitchen/family room extension, creating an exceptional family residence. Beautifully presented throughout, the property occupies a generous plot of approximately a quarter of an acre in sought-after West Hayling, less than a mile from both West Town Village and the seafront. The spacious accommodation includes a warm and welcoming entrance hall, lounge, dining room, family room, superb kitchen/breakfast room with range cooker and pantry, conservatory, utility/cloakroom and WC. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, plus a stylish family bathroom. Outside, ample parking, a large picturesque garden with log cabin, and a versatile outbuilding complete this outstanding home and an internal inspection is highly recommended.





ENTRANCE HALL

LIVING ROOM 21' 8" x 12' 1" (6.6m x 3.68m)

DINING ROOM 12' 10" x 9' 2" (3.91m x 2.79m)

FAMILY ROOM 11' 1" x 10' 6" (3.38m x 3.2m)

KITCHEN / DINING ROOM 20' 6" x 15' 4" (6.25m x 4.67m)

CONSERVATORY 15' 4" x 9' 4" (4.67m x 2.84m)

LOBBY

WC / UTILITY ROOM

LANDING

BEDROOM ONE 14' 9" x 10' 8" (4.5m x 3.25m)

ENSUITE

BEDROOM TWO 14' 1" x 9' 6" (4.29m x 2.9m)

BEDROOM THREE 10' 11" x 10' 9" (3.33m x 3.28m)

BEDROOM FOUR 12' 9" x 9' (3.89m x 2.74m)

BATHROOM

GARDEN

LOG CABIN

LOG CABIN FIRST FLOOR

WORKSHOP



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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