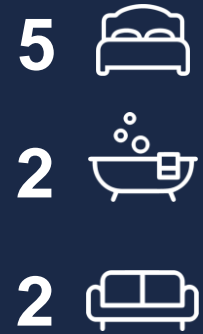




**£760,000**  
**113 Havant Road**  
Hayling Island, PO11 0LE

## PROPERTY SUMMARY

This beautifully presented detached home offers deceptively spacious and versatile accommodation in a central Hayling Island location. Enhanced over the years, it features a stunning open-plan kitchen, dining and family room with bi-fold doors opening onto a patio with an electric awning, creating an ideal space for modern living and entertaining. The property offers five double bedrooms and two bathrooms, with flexible accommodation that could be configured to include an annexe. The principal bedroom benefits from a superb balcony overlooking the attractive west-facing rear garden, which has been landscaped with lush tropical planting and enjoys views across open fields and farmland. To the front, a generous shingle driveway provides ample off-road parking. Conveniently located between Havant town centre and Hayling Seafront, with a charming farm shop just a short walk away, this exceptional home combines space, style and a desirable setting. Viewing is highly recommended.





## **ENTRANCE HALL**

**BEDROOM THREE** 11' 10" x 11' 10" (3.61m x 3.61m)

**BEDROOM FOUR** 11' 10" x 8' 7" (3.61m x 2.62m)

**LOUNGE** 21' 5" x 11' 4" (6.53m x 3.45m)

**BEDROOM FIVE/STUDY** 15' 7" x 10' 8" (4.75m x 3.25m)

**BATHROOM** 10' 8" x 6' 3" (3.25m x 1.91m)

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**  
29' 7" x 24' 8" (9.02m x 7.52m)

## **UTILITY ROOM**

## **WC**

## **LANDING**

**BEDROOM ONE** 21' 5" x 14' 10" (6.53m x 4.52m)  
Balcony

**BEDROOM TWO** 17' 5" x 11' 10" (5.31m x 3.61m)

**DRESSING ROOM** 17' 4" x 8' (5.28m x 2.44m)

**BATHROOM** 13' 6" x 10' 6" (4.11m x 3.2m)

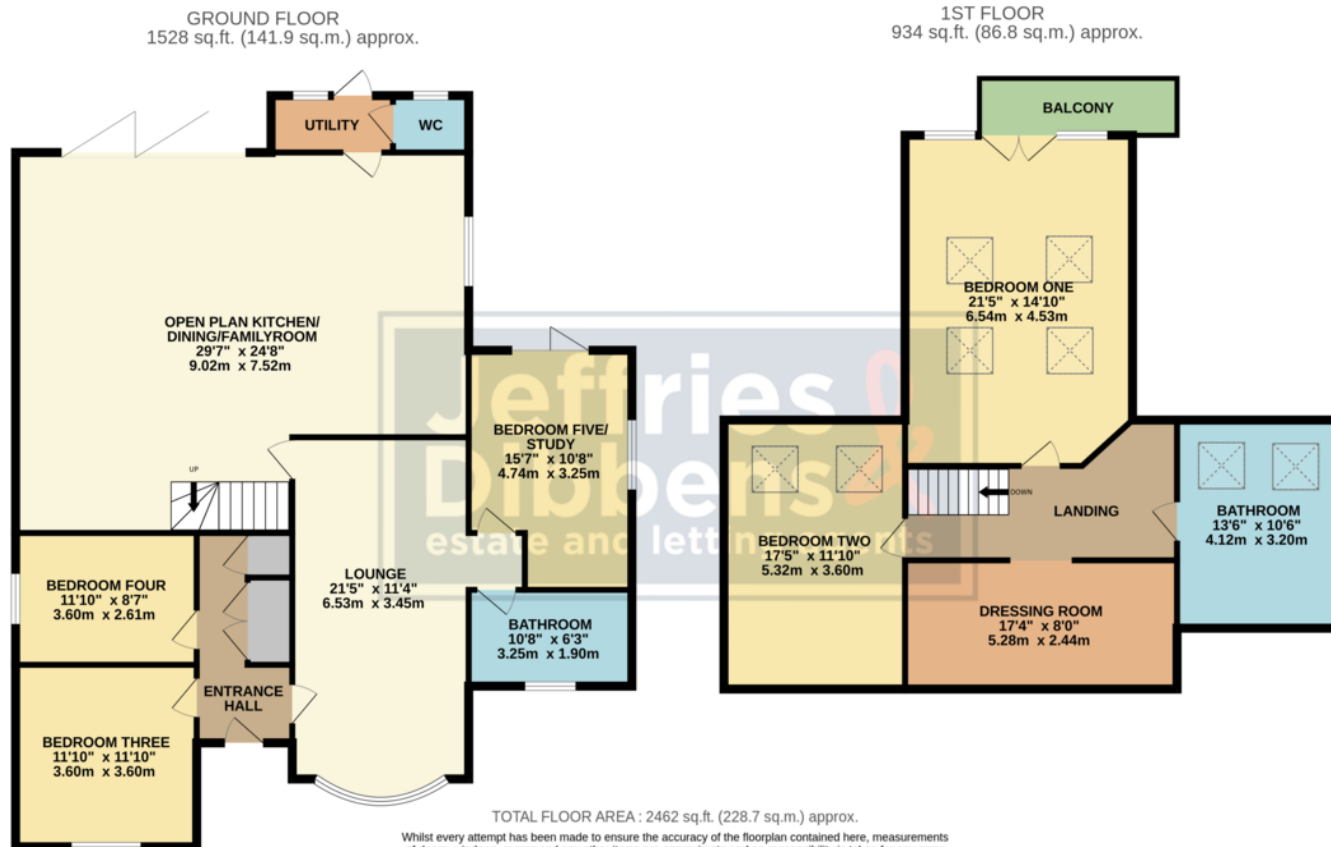


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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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