



**£450,000**  
**23 St. Benedict Road**  
Hayling Island, PO11 9FN

## PROPERTY SUMMARY

This stylishly presented three/four bedroom detached home is set in a modern development close to local shops and schools in Gable Head, Hayling Island. Originally built with four bedrooms, it's been reconfigured so the fourth is now a dressing room. The house has a bright, airy feel and features a contemporary open-plan layout, with a modern fitted kitchen flowing into the dining room, which leads to the lounge. The lounge opens through patio doors to a west-facing garden. Upstairs, the standout is the master bedroom, complete with ensuite and dressing room, plus two more double bedrooms and a family bathroom. Outside, there's a garage, hardstanding, and a westerly facing rear garden.





**ENTRANCE HALL**

**WC**

**KITCHEN** 19' 10" x 8' 8" (6.05m x 2.64m)

**DINING ROOM** 11' x 9' 8" (3.35m x 2.95m)

**LOUNGE** 19' 10" x 10' 4" (6.05m x 3.15m)

**LANDING**

**BEDROOM ONE** 11' 7" x 10' 7" (3.53m x 3.23m)

**ENSUITE**

**DRESSING ROOM** 10' 7" x 6' 1" (3.23m x 1.85m)

**BEDROOM TWO** 11' 10" x 9' 10" (3.61m x 3m)

**BEDROOM THREE** 11' 10" x 9' 9" (3.61m x 2.97m)

**BATHROOM** 7' 2" x 6' 4" (2.18m x 1.93m)

**GARAGE** 19' 3" x 9' 10" (5.87m x 3m)

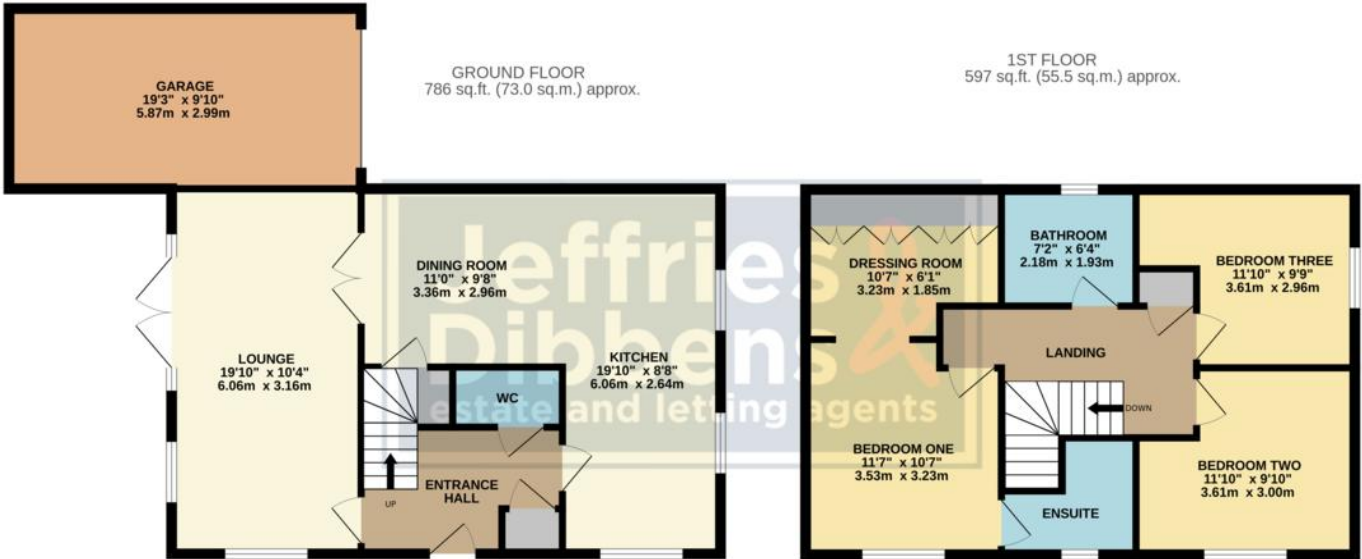


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	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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