Offers In Excess Of £700,000

Havant Road, Hayling Island PO11 0LN



HIGHLIGHTS

- SUBSTANTIAL PROPERTY
- VERSATILE ACCOMMODATION
- ANNEXE
- TWO CONSERVATORIES
- THREE FIRST-FLOOR BEDROOMS
- IMPRESSIVE REAR GARDEN
- GARAGE
- SEPARATE OUTBUILDING
- HAYLING ISLAND
- CALL TO VIEW

** DETACHED HOME WITH ANNEXE **

Offering generous accommodation, flexible living arrangements and a substantial garden, this detached property presents a fantastic opportunity for a variety of buyers.

The main house features a spacious kitchen/diner, ideal for everyday family life and entertaining, complete with a modern Quooker tap. A generous living room provides plenty of space to relax, while the first-floor accommodation comprises three bedrooms and a family bathroom.

A particularly appealing feature is the additional ground-floor accommodation with a private entrance, comprising a bedroom, shower room, family room and two conservatories. This versatile space is ideal for extended family, visiting guests or those seeking additional privacy. Both conservatories enjoy views across the garden, with the east-facing rear conservatory benefiting from a solid, tiled warm roof for improved year-round comfort.

The substantial rear garden is a real highlight, featuring a generous lawn, mature trees and established planting, alongside paved patio and seating areas ideal for outdoor dining and entertaining. Its impressive proportions offer plenty of space for families to enjoy, with several areas to sit and relax.

Further benefits include solar panels with battery storage, an electric vehicle charging point, a garage, separate outbuilding and additional office, utility and storage space.

The location is particularly attractive for outdoor enthusiasts, with open countryside to the east and the Billy Trail, Oyster Beds and a nature reserve to the west, all within approximately a five-minute walk.

Situated on Havant Road, the property is conveniently placed for accessing the amenities of Hayling Island while enjoying the area's coastal surroundings.

Combining spacious accommodation, a flexible layout, modern energy features and an impressive garden, this is a home offering considerable versatility and potential.

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











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PROPERTY INFORMATION

KITCHEN / DINER
20'6" × 12'1" (6.25 × 3.69)

LIVING ROOM
25'0" × 16'2" (7.63 × 4.93)

FAMILY ROOM
14'10" × 11'10" (4.54 × 3.62)

CONSERVATORY
12'7" × 9'8" (3.84 × 2.96)

ANNEXE BEDROOM
14'10" × 10'0" (4.53 × 3.06)

SHOWER ROOM
9'11" × 6'9" (3.03 × 2.08)

UTILITY
6'9" × 4'6" (2.07 × 1.38)

CONSERVATORY
12'5" × 10'9" (3.80 × 3.30)

BEDROOM 1
20'5" × 9'11" (6.24 × 3.04)

BEDROOM 2
10'5" × 7'10" (3.20 × 2.40)

BEDROOM 3
9'10" × 9'10" (3.01 × 3.00)

BATHROOM
7'6" × 6'1" (2.30 × 1.86)

OFFICE
10'7" × 8'7" (3.24 × 2.64)

UTILITY
9'2" × 4'10" (2.81 × 1.48)

STORE
9'1" × 4'0" (2.79 × 1.24)

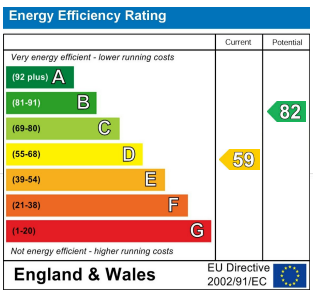
GARAGE
19'6" × 9'1" (5.96 × 2.79)

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

Council Tax Band F

Havant Borough Council: BAND F



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!

Offer Verification Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

Tenure

Freehold

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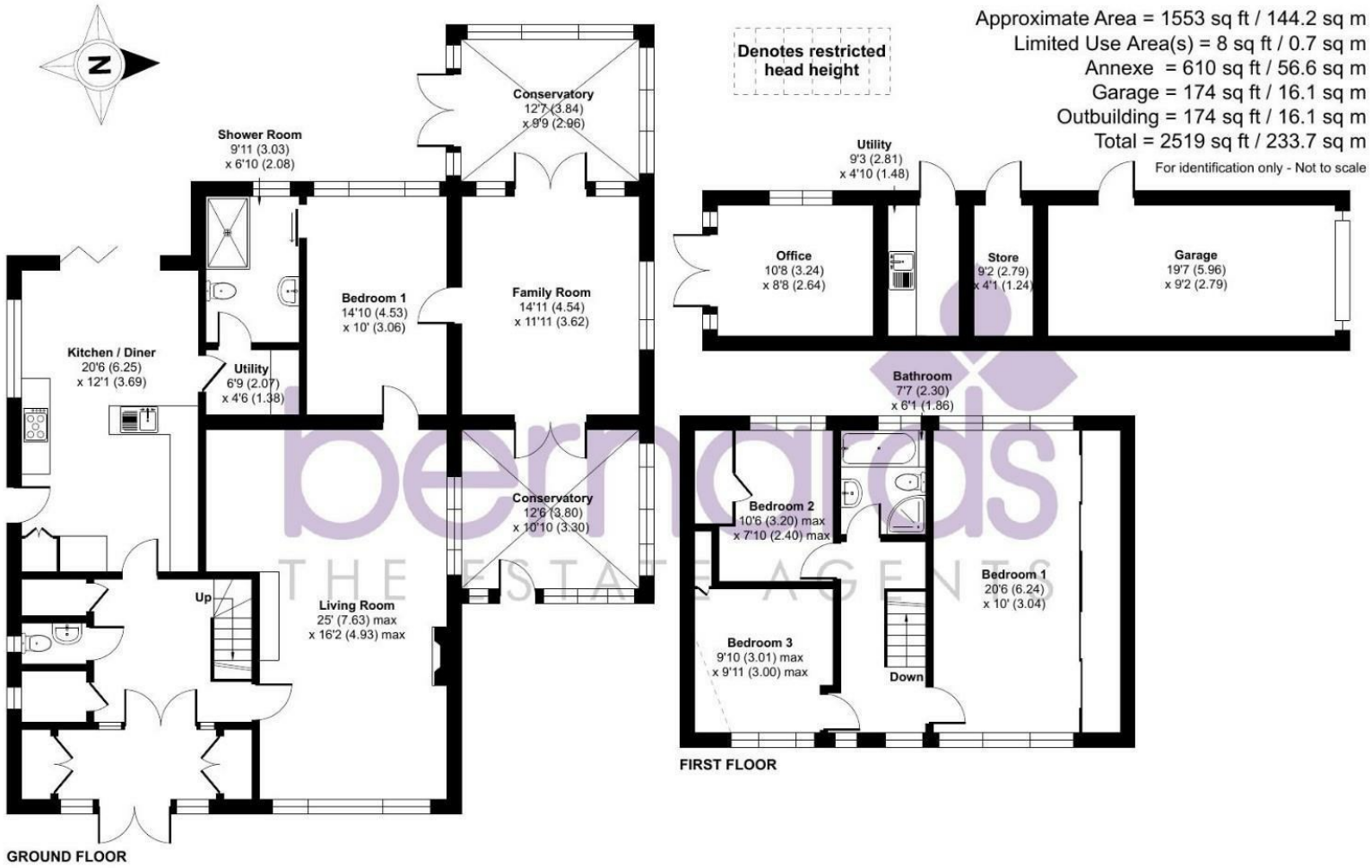




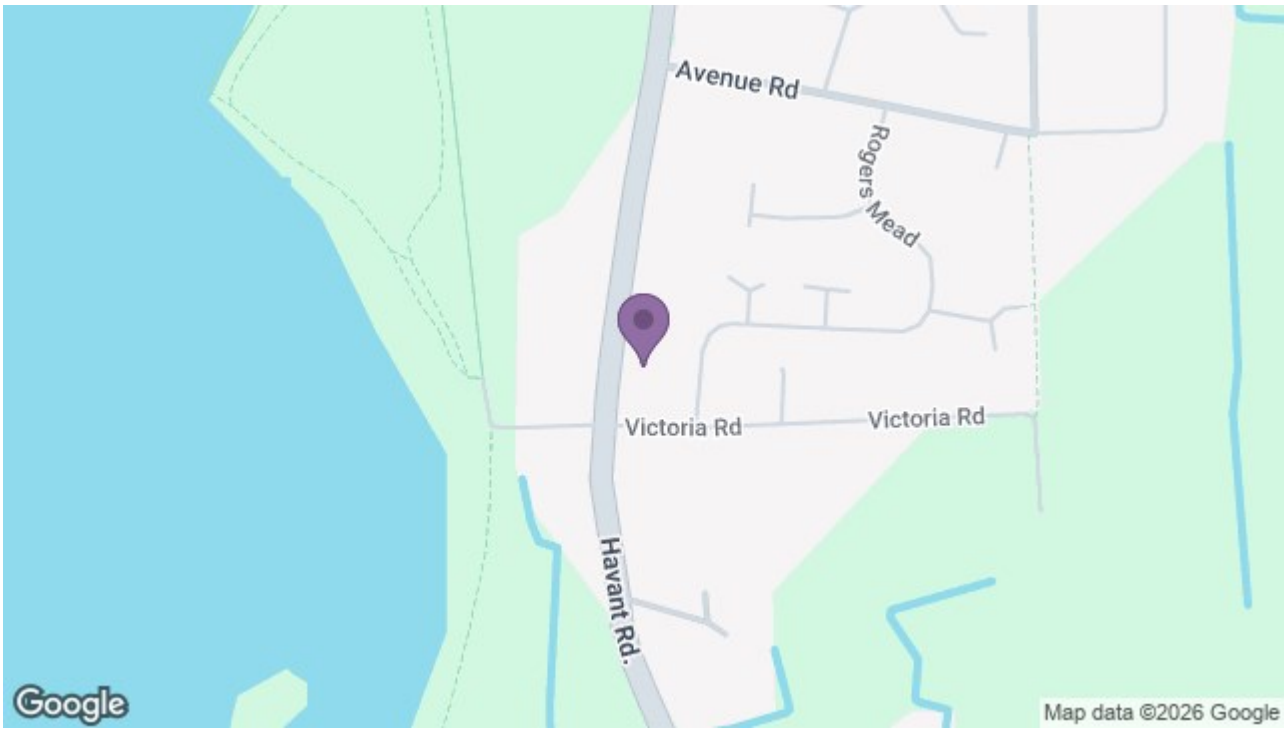


Havant Road, Hayling Island, PO11

Approximate Area = 1553 sq ft / 144.2 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Annexe = 610 sq ft / 56.6 sq m
Garage = 174 sq ft / 16.1 sq m
Outbuilding = 174 sq ft / 16.1 sq m
Total = 2519 sq ft / 233.7 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: 1529302



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