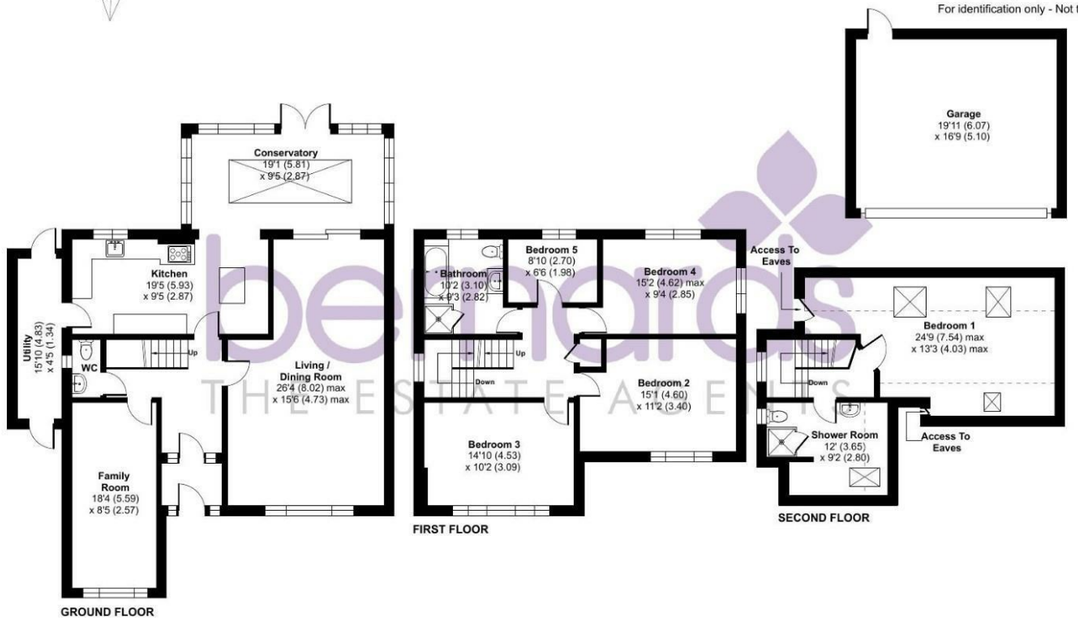
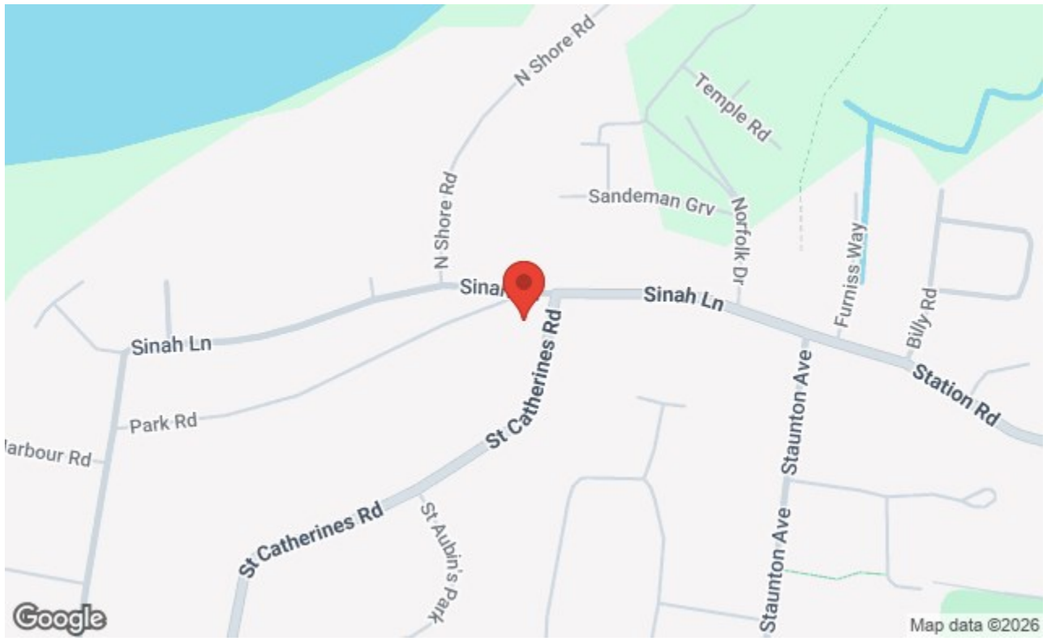
Catherines Road, Hayling Island, PO11

Approximate Area = 2187 sq ft / 203.1 sq m
Limited Use Area(s) = 151 sq ft / 14 sq m
Garage = 333 sq ft / 30.9 sq m
Total = 2671 sq ft / 248 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: 1502503



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

FOR SALE

Guide Price £900,000

St. Catherines Road, Hayling Island PO11 0HE

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- DETACHED
- FIVE BEDROOM
- LIVING ROOM
- FAMILY/ROOM
- KITCHEN
- UTILITY
- BATHROOM
- SHOWER ROOM
- GENEROUS PLOT
- A MUST VIEW

A substantial and versatile five-bedroom detached family home, offering spacious and well-planned accommodation arranged over three floors, together with a detached double garage with useful roof storage.

The property is ideally suited to modern family living, providing an excellent balance of generous reception space and private bedroom accommodation. The ground floor features a large living/dining room, providing an impressive space for both everyday family life and entertaining, alongside a well-proportioned kitchen, separate family room and a particularly spacious conservatory offering an additional reception area and a pleasant connection with the outside. A useful WC completes this floor.

The first floor provides three double bedrooms and a further bedroom which could be used as a home office, nursery or study. A family bathroom serves this floor.

The second floor provides one further bedroom, bringing the total to five. The principal bedroom is particularly spacious, with the remaining accommodation offering excellent flexibility for guests, teenagers or further home-working space. A separate shower room and useful eaves storage complete the upper floor.

Outside, the property benefits from a detached double garage with roof storage, providing valuable parking, storage or workshop space.

St Catherines Road is situated within an established residential area of Hayling Island, a popular coastal location offering a relaxed seaside lifestyle. The island provides a good range of local shops, cafés, pubs and everyday amenities, together with beaches and coastal walks. The property is also well placed for access to Havant and the wider road and rail network, with Portsmouth and Chichester within easy reach.

Overall, this is a sizeable and highly adaptable family home offering excellent versatility, generous living accommodation and five bedrooms, making it an ideal choice for a growing or extended family.

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

PROPERTY INFORMATION

ANTI MONEY LAUNDERING
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

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND G

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 OF PROPERTY
Freehold

FAMILY ROOM
18'4" x 8'5" (5.59 x 2.57)

LIVING ROOM/DINING ROOM
26'3" x 15'6" (8.02 x 4.73)

KITCHEN
19'5" x 9'4" (5.93 x 2.87)

UTILITY
15'10" x 4'4" (4.83 x 1.34)

CONSERVATORY
19'0" x 9'4" (5.81 x 2.87)

BEDROOM ONE
24'8" x 13'2" (7.54 x 4.03)

SHOWER ROOM
11'11" x 9'2" (3.65 x 2.80)

BEDROOM TWO
15'1" x 9'4" (4.60 x 2.85)

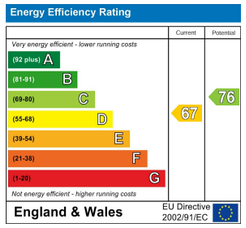
BEDROOM THREE
14'10" x 10'1" (4.53 x 3.09)

BEDROOM FOUR
15'1" x 9'4" (4.62 x 2.85)

BEDROOM FIVE
8'10" x 6'5" (2.70 x 1.98)

BATHROOM
10'2" x 9'3" (3.10 x 2.82)

GARAGE
19'10" x 16'8" (6.07 x 5.10)



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