Guide Price £425,000

Wheatlands Avenue, Hayling Island
PO11 9SQ

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- DETACHED COASTAL HOME
- EPC A RATED
- THREE FLEXIBLE DOUBLE BEDROOMS
- IMPRESSIVE 18'11" X 16'3" LIVING ROOM
- CONTEMPORARY LOG-BURNING STOVE
- SEPARATE UTILITY AREA
- GARAGE WITH ELECTRIC ROLLER DOOR
- 12 SOLAR PANELS
- EXTENSIVELY MODERNISED
- GENEROUS OFF-ROAD PARKING

We are pleased to welcome this beautifully presented and extensively modernised detached coastal home offering approximately 1,265 sq ft (117.6 sq m), superbly positioned just a few minutes' walk from Hayling Island beach.

A standout feature is its exceptional energy efficiency. The property has achieved an EPC A rating, held by only a small proportion of homes on Hayling Island. It combines the character and flexibility of an established detached home with the energy credentials of a much newer property.

Modern upgrades include 12 solar panels, battery storage with an active export guarantee, EV charging point, full rewiring and a Vaillant condensing boiler, helping provide comfortable living with energy efficiency and future running costs in mind.

At the heart of the home is the impressive 18'11" x 16'3" living room, featuring a contemporary log-burning stove. The living space flows into the modern fitted kitchen, conservatory and rear garden, creating a sociable layout with a strong connection between indoors and out.

The ground floor also includes a double bedroom, ideal as a guest room, home office or additional reception room, plus a shower room, utility area, storage and side access. Upstairs are two further double bedrooms and a second shower room, offering flexible accommodation for families, guests or home working.

Outside, there is generous off-road parking for multiple vehicles, an EV charging point and garage access via an electric roller door. The private rear garden features lawn and patio areas, ideal for outdoor dining and relaxation.

Combining three double bedrooms, two shower rooms, garage, extensive parking and outstanding EPC A energy efficiency, this is a rare detached coastal home just minutes from the beach.

Hayling Island offers sailing, water sports, cycling and miles of shoreline, while local amenities and connections to Havant and the wider Hampshire area remain within easy reach.

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

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PROPERTY INFORMATION

KITCHEN/LIVING/DINING ROOM
23'0" x 18'10" (7.02m x 5.76m)

CONSERVATORY
13'5" x 8'2" (4.09m x 2.49m)

UTILITY
5'9" x 4'0" (1.77m x 1.22m)

SHOWER ROOM
6'3" x 5'9" (1.91m x 1.77m)

STUDY/BEDROOM THREE
10'9" x 10'5" (3.29m x 3.20m)

BEDROOM ONE
13'8" x 12'7" (4.17m x 3.84m)

BEDROOM TWO
13'8" x 10'10" (4.17m x 3.31m)

BATHROOM
7'3" x 4'9" (2.21m x 1.46m)

GARAGE
15'8" x 8'6" (4.79m x 2.60m)

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

Havant Council Tax Band
Havant Borough Council: BAND C

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.

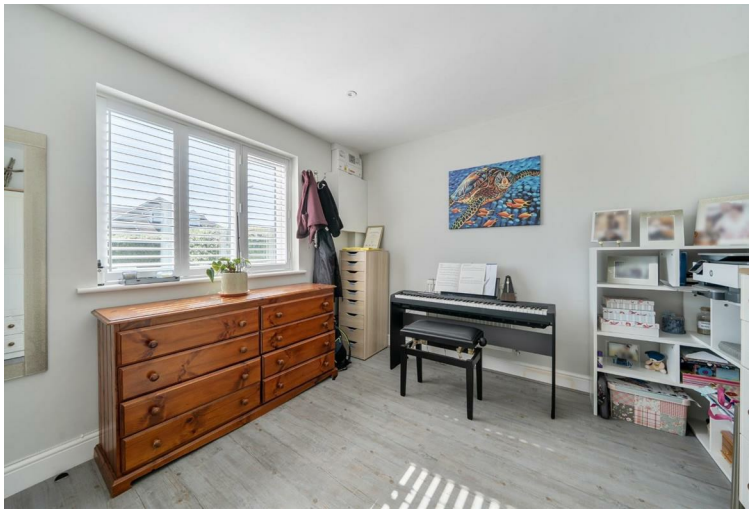
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

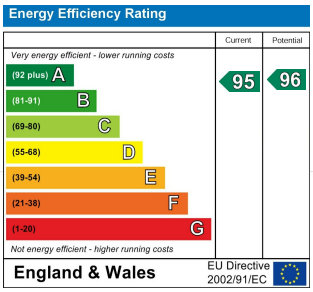
Offer Verification Procedure
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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





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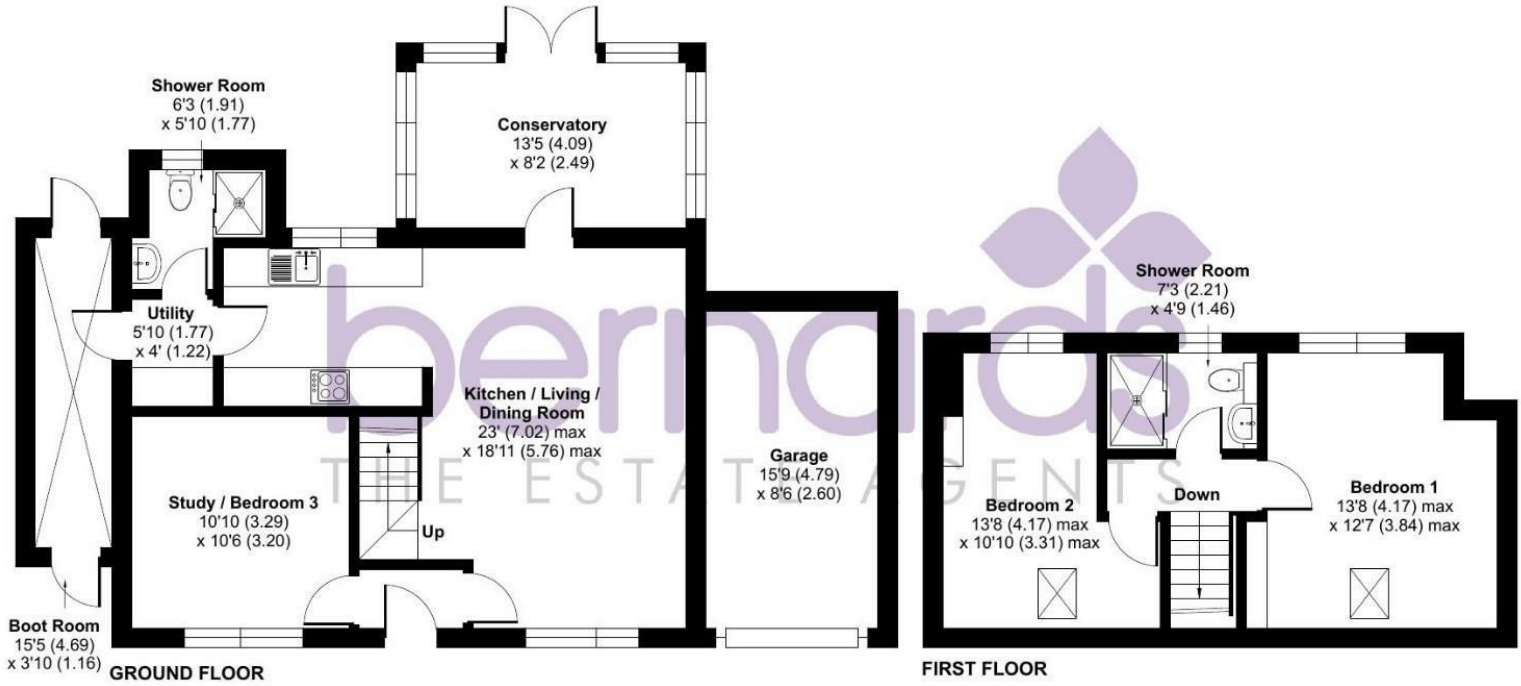
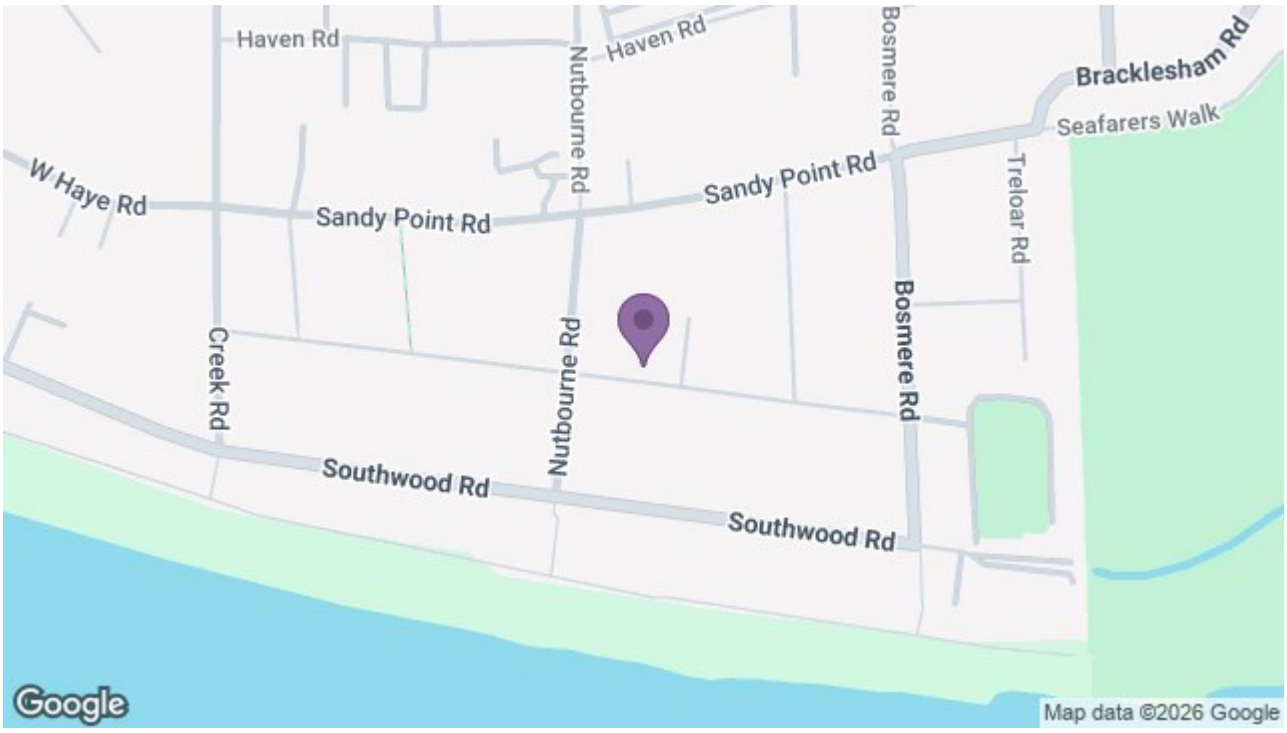
Wheatlands Avenue, Hayling Island, PO11

Approximate Area = 1108 sq ft / 102.9 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1242 sq ft / 115.3 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: 1523163



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