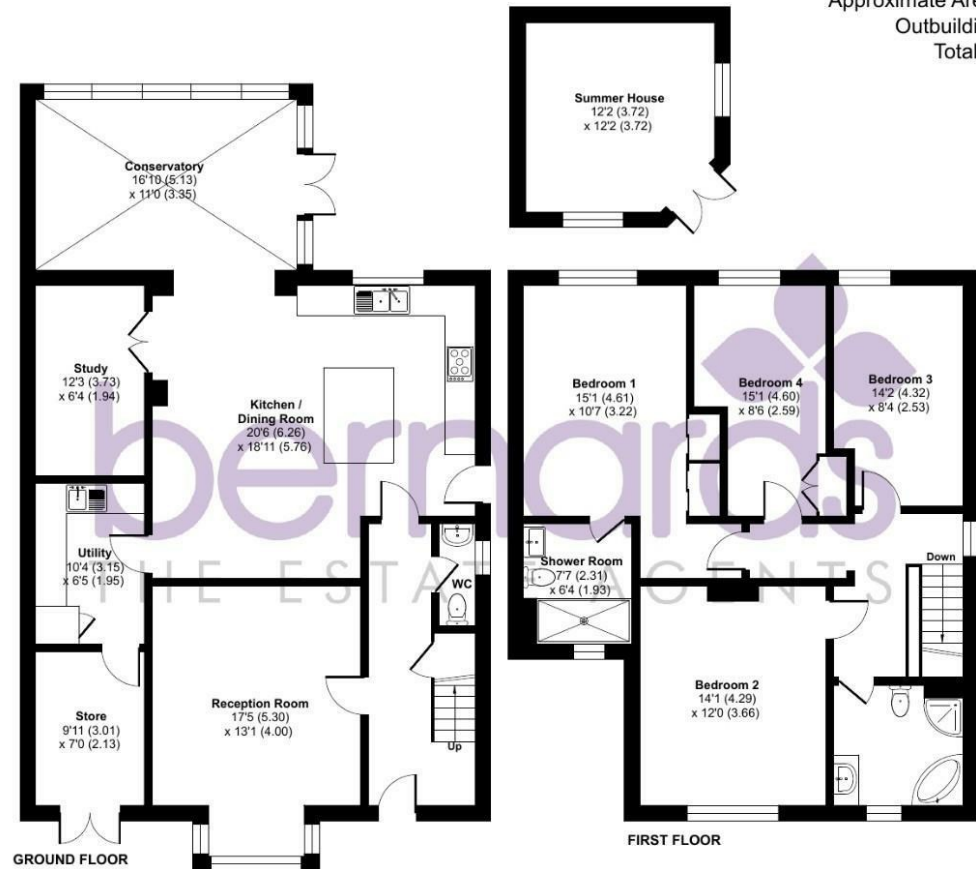




## St. Leonards Avenue, Hayling Island, PO11

Approximate Area = 2035 sq ft / 189 sq m  
Outbuilding = 143 sq ft / 13.2 sq m  
Total = 2178 sq ft / 202.2 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410544



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



## Offers In The Region Of £625,000

### St. Leonards Avenue, Hayling Island PO11 9BN



## HIGHLIGHTS

- ❖ FOUR BEDROOM
- ❖ DETACHED
- ❖ RECEPTION ROOM
- ❖ KITCHEN/DINING ROOM
- ❖ CONSERVATORY
- ❖ STUDY
- ❖ LARGE GARDEN
- ❖ NO FORWARD CHAIN
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Situated on the sought-after St Leonards Avenue on Hayling Island, this beautiful four-bedroom detached home, originally built in 1897, perfectly blends period character with modern comfort. Offering approximately 2,178 sq ft of living space, it provides an ideal setting for family living close to the coast.

Upon entering the property, you are welcomed by two spacious reception rooms, perfect for both entertaining and relaxing with family. The heart of the home is the generous kitchen-dining room, which opens seamlessly into a bright conservatory, creating a wonderful space filled with natural light and views of the garden.

A separate utility room adds practicality, while a convenient downstairs WC enhances the functionality of the ground floor.

Upstairs, the home offers four well-proportioned bedrooms, including a main bedroom featuring air conditioning and its own en-suite shower room for added privacy and comfort. A separate family bathroom serves the remaining bedrooms, making

the layout ideal for busy households.

Outside, the property benefits from a good-sized private garden, perfect for outdoor entertaining, gardening, or simply relaxing. The property also offers ample off-road parking for multiple vehicles.

Further enhancing its appeal, the property also benefits from approved planning permission to extend and enhance the home, offering an excellent opportunity for buyers to further develop and tailor the property to their needs.

This attractive home provides a wonderful opportunity to enjoy the coastal lifestyle of Hayling Island while benefiting from generous living space, charming period features, and exciting future potential.

Early viewing is highly recommended.

### Call today to arrange a viewing

### 02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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 D

## 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

## RECEPTION ROOM

17'4" x 13'1" (5.30 x 4.00)

## KITCHEN/DINING ROOM

20'6" x 18'10" (6.26 x 5.76)

## STUDY

12'2" x 6'3" (3.73 x 1.93)

## UTILITY

10'4" x 6'4" (3.15 x 1.95)

## STORE

9'10" x 6'11" (3.01 x 2.13)

## BEDROOM ONE

15'1" x 10'6" (4.61 x 3.22)

## BEDROOM TWO

14'0" x 12'0" (4.29 x 3.66)

## BEDROOM THREE

14'2" x 8'3" (4.32 x 2.53)

## BEDROOM FOUR

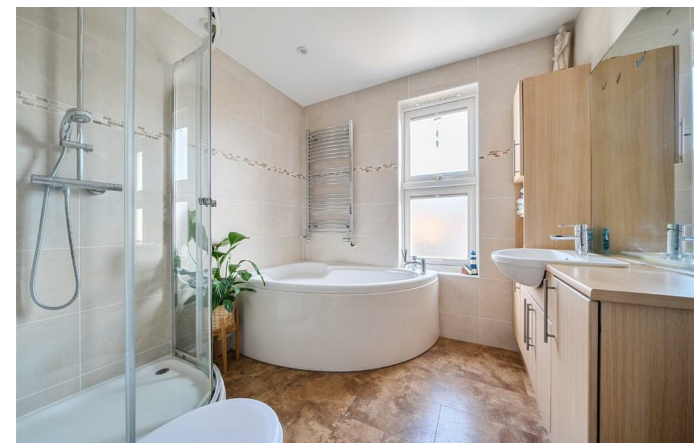
15'1" x 8'5" (4.60 x 2.59)

## SHOWER ROOM

7'6" x 6'3" (2.31 x 1.93)

## SUMMER HOUSE

12'2" x 12'2" (3.72 x 3.72)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	81
	71

EU Directive 2002/91/EC  
England & Wales

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