



13 Sandy Beach Estate | PO11 9RG | £1,475pcm

GEOFF **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



➤ **TWO-BEDROOM DETACHED  
'UPSIDE DOWN' STYLE HOUSE**

➤ **DRIVEWAY PARKING FOR TWO  
CARS (SIDE BY SIDE)**

➤ **PRIVATE SOUTH/EAST HAYLING  
ESTATE WITH COMMUNAL GREEN  
& TENNIS COURT**

➤ **ENCLOSED, LOW-MAINTENANCE  
REAR GARDEN WITH REAR  
ACCESS**

➤ **SPACIOUS FIRST-FLOOR OPEN-  
PLAN LOUNGE/KITCHEN/DINER**

➤ **UNFURNISHED – AVAILABLE  
MARCH 2026 – LONG-TERM  
TENANCY PREFERRED**

➤ **TWO DOUBLE BEDROOMS &  
FAMILY BATHROOM (GROUND  
FLOOR)**

➤ **DUAL-ASPECT WINDOWS WITH  
SOUTH-FACING OUTLOOK OVER  
COMMUNAL GREEN**

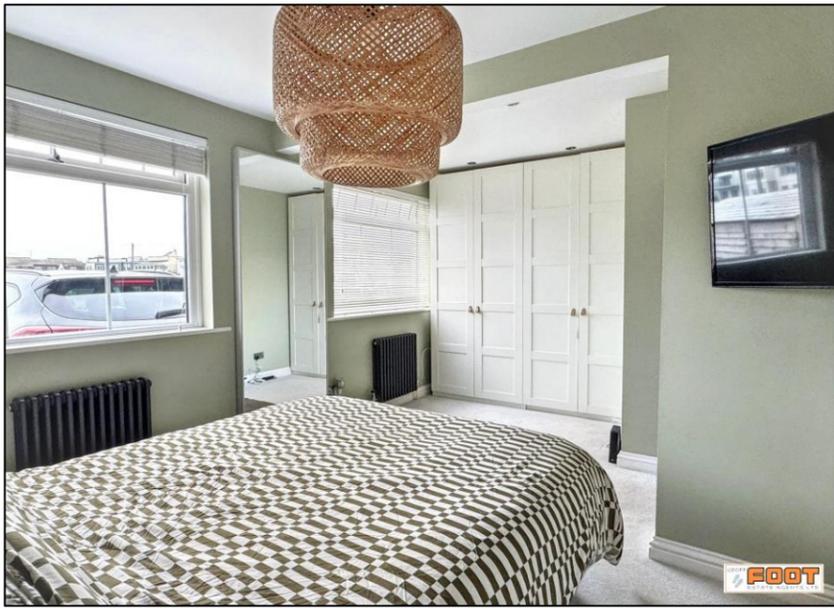
**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

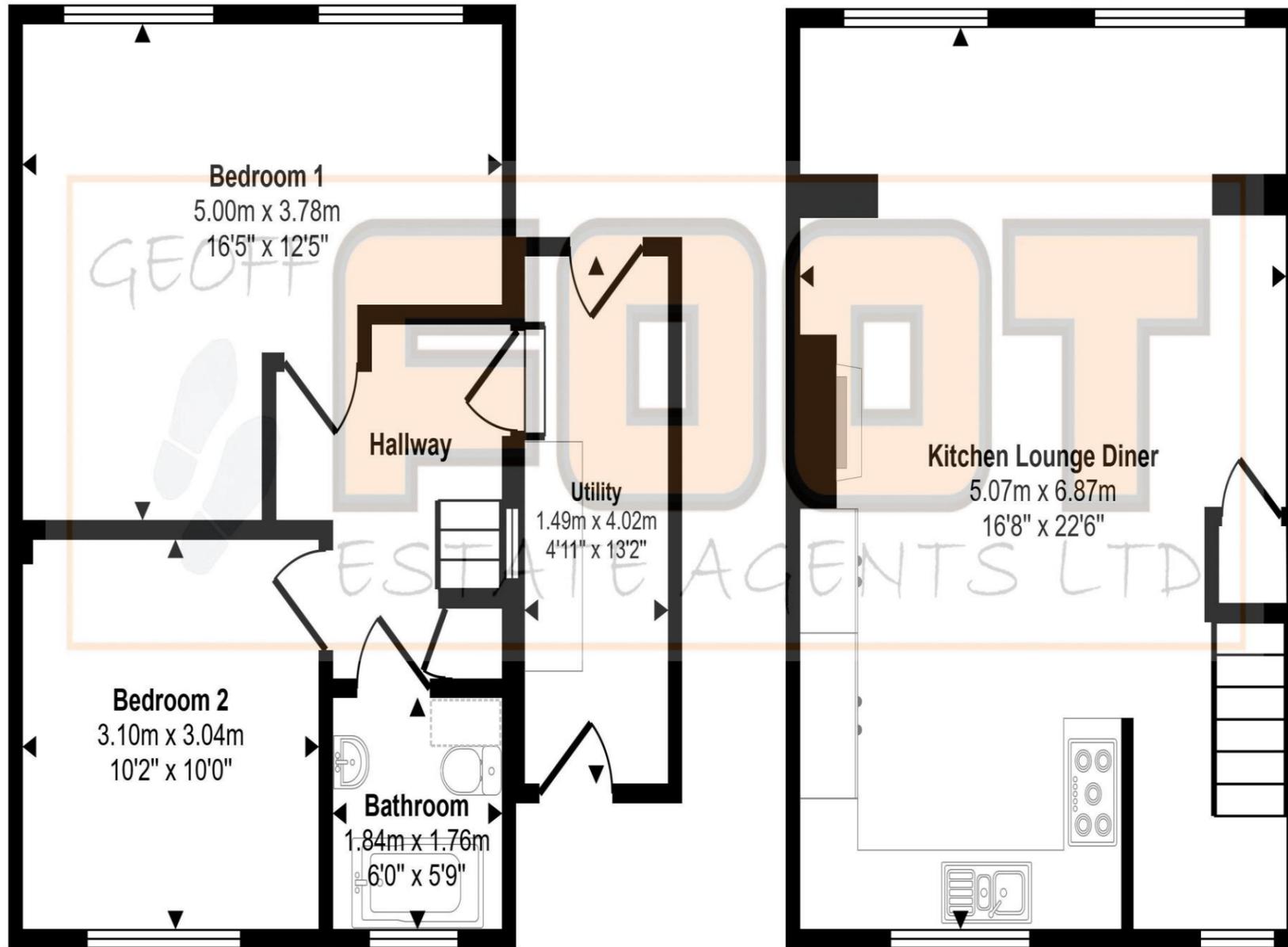
**Security Deposit: £1700 | EPC: D | Council Tax Band: D**



Situated on a private estate in the desirable South/East Hayling area, this well-presented two-bedroom detached 'upside down' style home offers bright, modern living just moments from the seafront. Residents of the estate enjoy access to a communal green and tennis court, creating a peaceful and attractive setting. The accommodation is thoughtfully arranged, with two generous double bedrooms and a family bathroom located on the ground floor. Upstairs, a spacious open-plan lounge/kitchen/diner forms the heart of the home, benefitting from dual-aspect windows that flood the space with natural light. The south-facing window overlooks the communal green, enhancing the light and airy feel while providing a pleasant outlook. Externally, the property offers driveway parking for two vehicles side by side, along with an enclosed, low-maintenance rear garden. Double gates to the rear provide additional access via Treloar Road. The location is ideal for those who enjoy coastal living — Hayling Seafront is just a short distance away, offering scenic walks, picturesque views across to the Isle of Wight, and excellent water sports opportunities. The nearby nature reserve provides attractive rural walks, while Hayling Island Sailing Club is conveniently close by. Offered unfurnished and available from March 2026, the landlord is seeking tenants looking for a longer-term tenancy. The property would ideally suit a professional single person or couple, a small family, or a member of Hayling Island Sailing Club seeking a well-located home close to the water and sailing club.



Approx Gross Internal Area  
77 sq m / 826 sq ft



### Ground Floor

Approx 42 sq m / 451 sq ft

### First Floor

Approx 35 sq m / 375 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Please scan the QR code to view the virtual tour for this property.