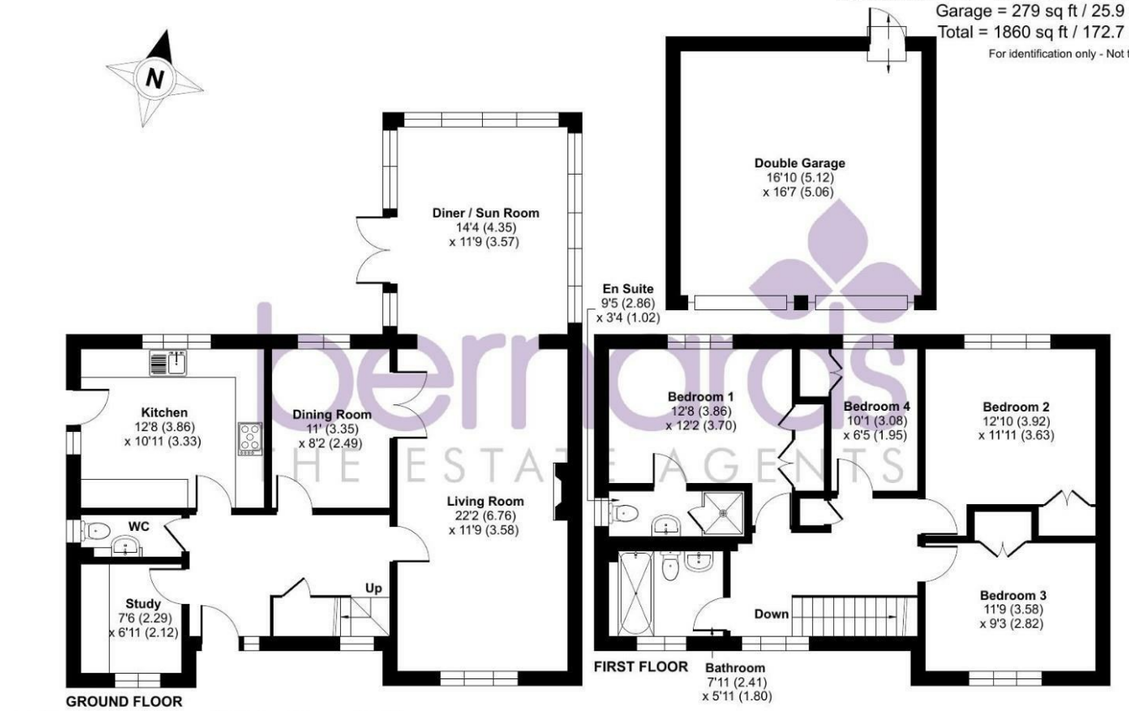
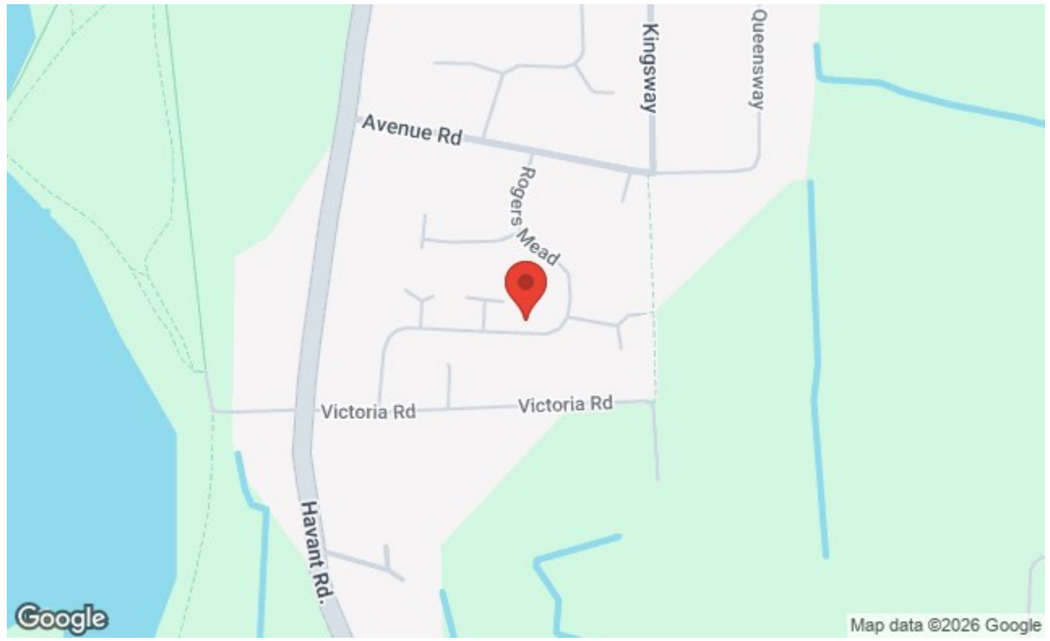
Rogers Mead, Hayling Island, PO11

Approximate Area = 1581 sq ft / 146.8 sq m
Garage = 279 sq ft / 25.9 sq m
Total = 1860 sq ft / 172.7 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: 1519810



FOR SALE

Asking Price £600,000

Rogers Mead, Hayling Island PO11 0PL

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- DETACHED HOUSE
- FOUR BEDROOMS
- NORTH HAYLING LOCATION
- FOUR RECEPTION ROOMS
- DINER/SUN ROOM
- FITTED STUDY FOR HOME WORKERS
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- DOWNSTAIRS WC
- DOUBLE GARAGE & DRIVEWAY FOR TWO CARS

This generously sized four-bedroom detached house offers a spacious and versatile layout while boasting an abundance of natural light throughout. Rogers Mead is a popular residential setting on Hayling Island, ideally placed for enjoying the area's coastal lifestyle. The island is well known for its beaches and long stretches of coastline, with the Hayling Billy Coastal Path offering a pleasant route for walking and cycling.

Upon entering there is a welcoming hallway leading into all ground floor rooms. The living room offers good space for home furnishings and features a centre gas fireplace. There is a separate dining room currently used as a reading room. The rear sun-room extension overlooks the garden and provides an extra space for relaxing, entertaining or simply enjoying the garden throughout the year. There is a downstairs WC, making the ground floor particularly well suited to family living. For the home-workers there is a study fitted with book shelving and desk with drawers.

Upstairs, there are four bedrooms, with the main bedroom benefiting from its own en-suite, alongside a family bathroom. The arrangement offers plenty of flexibility for a growing family or guests.

Externally, the property has a charming frontage, with a front garden enclosed by a traditional white picket fence, giving the house plenty of character and a welcoming feel. There is also a private driveway providing parking for two cars, while the detached double garage offers excellent additional parking, storage or workshop space. To the rear is a good-sized garden with fish pond and patioed area, providing plenty of room for outdoor seating, children to play and summer entertaining.

With its attractive frontage, generous rear garden, four bedrooms, multiple reception areas, en-suite, driveway and detached double garage, this property offers a well-rounded family home in a desirable part of Hayling Island and Langstone.

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

Call today to arrange a viewing
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PROPERTY INFORMATION

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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
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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.

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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

STUDY
7'6" x 6'11" (2.29 x 2.12)

LIVING ROOM
22'2" x 11'8" (6.76 x 3.58)

DINER/SUN ROOM
14'3" x 11'8" (4.35 x 3.57)

DINING ROOM
10'11" x 8'2" (3.35 x 2.49)

KITCHEN
12'7" x 10'11" (3.86 x 3.33)

BEDROOM ONE
12'7" x 12'1" (3.86 x 3.70)

BEDROOM TWO
12'10" x 11'10" (3.92 x 3.63)

BEDROOM THREE
11'8" x 9'3" (3.58 x 2.82)

BEDROOM FOUR
10'1" x 6'4" (3.08 x 1.95)

EN SUITE
9'4" x 3'4" (2.86 x 1.02)

BATHROOM
7'10" x 5'10" (2.41 x 1.80)









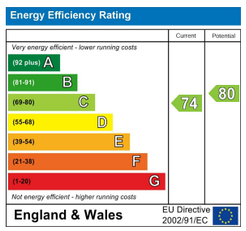












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