



Nesbits

Established 1921

40 Sea View Road, Hayling Island, PO11 9PE

Price £399,500

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Enjoying a SOUGHT-AFTER LOCATION close to Chichester Harbour foreshore, this deceptively spacious FOUR BEDROOM DETACHED MODERN BUNGALOW benefits from a generous and sunny plot, garage and car port plus ample open parking, double-glazing, gas central heating, conservatory, and useful garden rooms. It is keenly priced to reflect the NEED FOR SOME REFURBISHMENT, presenting now as an appealing blank canvas for an incoming owner to add value through implementing their own tastes and ideas. Approached via Selmore Road and Salterns Lane, Sea View Road is a pleasant and popular residential address some half a mile only from the Seafront and open beach, close to Mengeham Rythe Sailing Club and within comfortable reach of local shops, recreation facilities, and transport links.



Set well back from the road behind a 50ft forecourt, and with nearly 100ft of south-facing garden at the rear, No. 40 itself has been the subject of improvement and extension, being presented now to a moderate standard, but with a specification that will reward attention to fittings, and to decor throughout. Available to the open market with the further asset of NO ONWARD CHAIN, full details of this opportunity are given as follows:

Entrance at side of property via the Car Port and UPVC obscure double-glazed door to:

RECEPTION HALL

11'5 x 10'2 (3.48m x 3.10m)

Coved, textured Artex ceiling with access to Loft Space. Wood-laminate flooring. Door to Garage. Part obscure-glass side entrance door. Built-in cloaks cupboard; built-in airing cupboard with slatted shelves; built-in cupboard housing gas fired central heating boiler. 2 single panel radiators.

BATH/SHOWER & W.C.

8'1 x 7'1 (2.46m x 2.16m)

White suite comprising: panelled bath, pedestal handbasin, low flush w.c., and 'rainforest' shower cubicle. Single panel





radiator. Tiled walls. UPVC replacement obscure double-glazed window to side elevation. Coved, textured Artex ceiling.

SEPARATE W.C.

Turquoise low flush suite. UPVC replacement obscure double-glazed window. Textured Artex ceiling.

BEDROOM ONE

14'0 x 10'10 (4.27m x 3.30m)

A dual-aspect room having UPVC replacement double-glazed windows to the front and side. Coved, textured Artex ceiling. Wood-laminate flooring. Fitted wardrobe and storage cupboard. Double panel radiator.

BEDROOM TWO

14'0 x 11'6 (4.27m x 3.51m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to



front elevation. Wood-laminate flooring. Single panel radiator.

BEDROOM THREE

10'11 x 9'10 (3.33m x 3.00m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Single panel radiator.

BEDROOM FOUR

9'9 x 8'3 (2.97m x 2.51m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to side elevation. Fitted open wardrobe. Double panel radiator.

KITCHEN/BREAKFAST ROOM

14'11 x 10'11 (4.55m x 3.33m)

Fitted and equipped with: base and wall cupboards, breakfast bar, work surfaces with tiled surround, 1½ bowl acrylic inset



sink with mixer tap, electric double oven, 4-ring ceramic hob with extractor canopy, refrigerator. Plumbing for washing machine. UPVC replacement double-glazed window overlooking rear garden. 'Stable' side entrance door. Coved, textured Artex ceiling.

LIVING ROOM

17'9 x 11'5 (5.41m x 3.48m)

Coved, textured Artex ceiling. Wood-laminate flooring. Modern fire surround. Single panel radiator. Pair of UPVC double-glazed sliding patio doors to:

CONSERVATORY

12'8 x 6'8 (3.86m x 2.03m)

Brick and UPVC double-glazed under a pitched, polycarbonate roof. Tiled floor. Pair of UPVC double-glazed sliding patio doors to rear garden. Double panel radiator. 'Stable' door to:



GARDEN ROOM ONE

10'2 x 9'10 (3.10m x 3.00m)

Double panel radiator. Door to garage.
Door to:

GARDEN ROOM TWO

9'9 x 9'5 (2.97m x 2.87m)

UPVC double-glazed window to rear elevation. Double panel radiator.

ATTACHED GARAGE

19'9 x 9'9 (6.02m x 2.97m)

A large single. Automatic roller-shutter door. Light and power.

OUTSIDE

FRONT: Depth: 50'0 (15.24m) Width: 38'0 (11.58m) The property stands well back from the road behind a generous, walled and fenced forecourt garden with shingle beds. A private driveway affords OPEN PARKING FOR A NUMBER OF VEHICLES in

front of a CAR PORT and the ATTACHED GARAGE.

REAR: Depth: 95'0 (28.96m) Width: 38'0 (11.58m) Large, sunny garden enjoying a southerly aspect; fenced surround, pond, water tap, side pedestrian access.

COUNCIL TAX

Band 'E' (Havant Borough Council) - £2,835.90 per annum (2026/27).

EPC

Energy Rating 'C' (Floor Area 113 sq m approx).

VIEWING

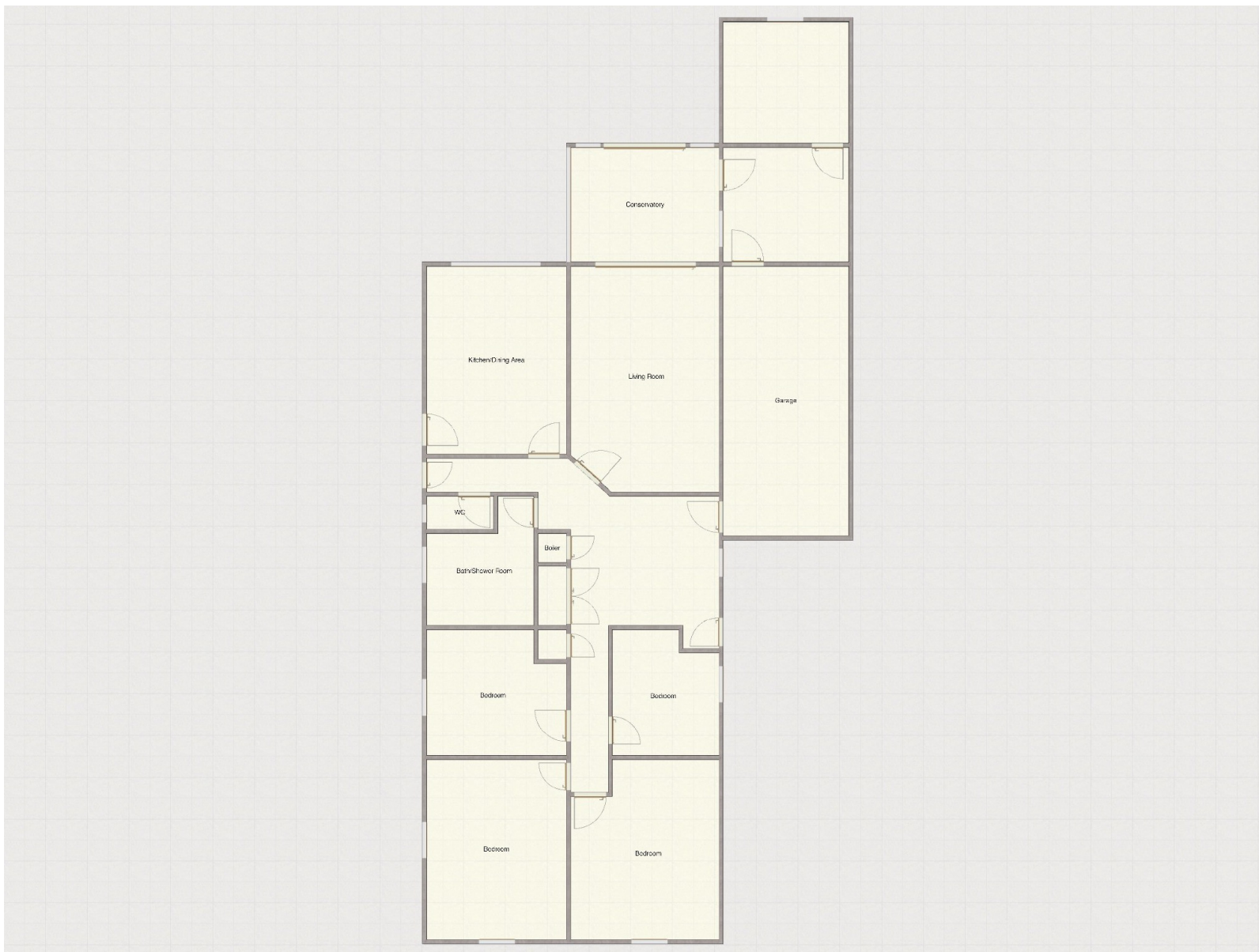
By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18094/064427)

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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