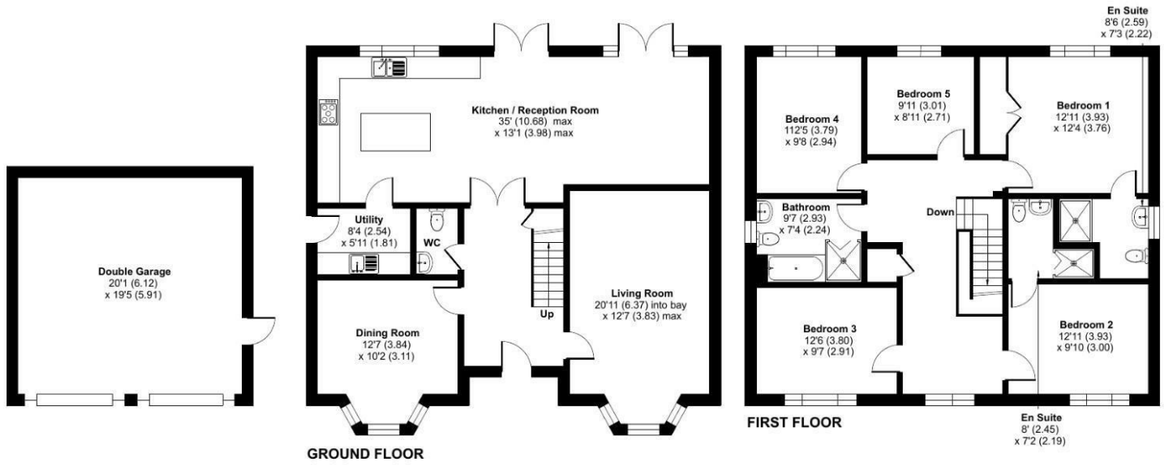
Herons Way, Hayling Island, PO11

Approximate Area = 2123 sq ft / 197.2 sq m
Garage = 389 sq ft / 36.1 sq m
Total = 2512 sq ft / 233.3 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: 1470147

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

FOR SALE

Offers In Excess Of £700,000

Herons Way, Hayling Island PO11 9FL

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HIGHLIGHTS

- DETACHED FAMILY HOME
- SUBSTANTIAL LIVING
- FIVE BEDROOMS
- DOUBLE GARAGE
- TWO EN-SUITES
- OPEN PLAN KITCHEN DINER
- LARGE WEST FACING GARDEN
- UTILITY ROOM
- BUILT IN 2016
- FOUR PIECE BATHROOM SUITE

Situated in a sought-after position on Herons Way, this substantial detached family home was built in 2016 and offers over 2,200 sq. ft. of beautifully presented accommodation, perfectly suited to modern family living.

The property immediately impresses with its spacious entrance hall, setting the tone for the generous proportions found throughout. To the front are two attractive bay-fronted reception rooms, currently arranged as a lounge and formal dining room, providing flexible living and entertaining space. The superb open-plan kitchen us undergone a £40,000 upgrade with bespoke German units installed by Kutchenhaus of Chichester, designed for everyday life and social occasions alike. A separate utility room and ground floor WC add further practicality.

Upstairs, there are five well-proportioned bedrooms. The impressive principal bedroom benefits from a stylish en-suite shower room, while bedroom two also enjoys the convenience of its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom featuring a four-piece suite.

Outside, the property continues to impress with a very generously sized west-facing rear garden, enjoying plenty of afternoon and evening sunshine. Ideal for entertaining, family life or simply relaxing, it provides a wonderful extension of the living space. To the front, a private driveway provides parking for numerous vehicles and leads to the double garage.

Herons Way forms part of a popular modern development on the east side of Hayling Island and is ideally positioned for family living. The seafront is approximately a 15-minute walk away, while Mengham's range of amenities, including a supermarket, doctors' surgery, cafés and local shops, can be reached in around 8 minutes on foot. Regular bus services to Havant and onward are close by, and the property is situated near to Tournerbury Golf Centre. Well-regarded schools, pleasant coastal walks and everyday conveniences are all within easy reach.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN / RECEPTION ROOM
35'0" x 13'0" (10.68 x 3.98)

LIVING ROOM
20'10" x 12'6" (6.37 x 3.83)

DINING ROOM
12'7" x 10'2" (3.84 x 3.11)

UTILITY
8'3" x 5'11" (2.54 x 1.81)

WC

DOUBLE GARAGE
20'0" x 19'4" (6.12 x 5.91)

BEDROOM
12'10" x 12'4" (3.93 x 3.76)

EN SUITE
8'5" x 7'3" (2.59 x 2.22)

BEDROOM
12'10" x 9'10" (3.93 x 3.00)

EN SUITE
8'0" x 7'2" (2.45 x 2.19)

BEDROOM
12'5" x 9'6" (3.80 x 2.91)

BEDROOM
12'5" x 9'7" (3.79 x 2.94)

BEDROOM
9'10" x 8'10" (3.01 x 2.71)

BATHROOM
9'7" x 7'4" (2.93 x 2.24)

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

COUNCIL TAX BAND E
Havant Borough Council: BAND E

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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.

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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.

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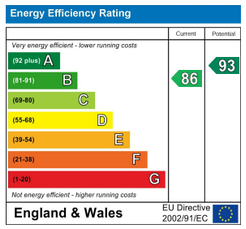
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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
Freehold



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