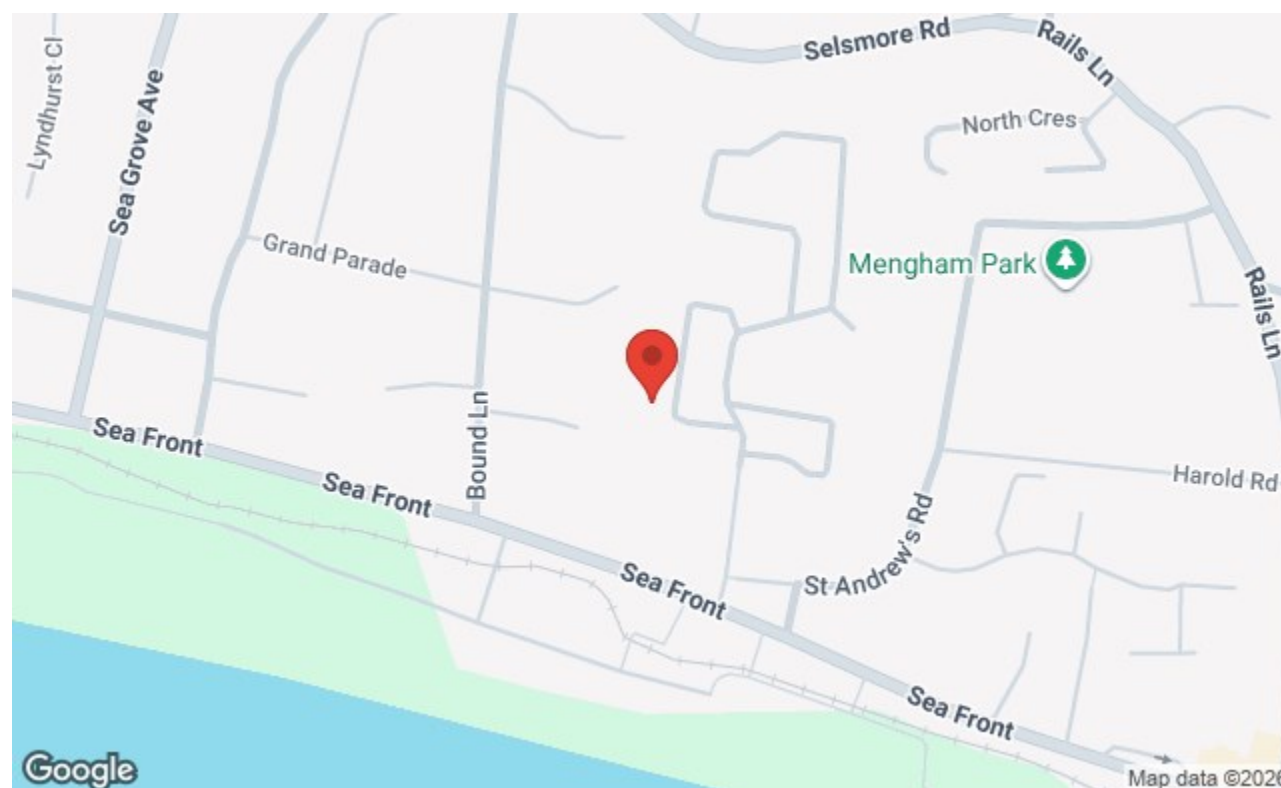


## Sea Front Estate, Hayling Island, PO11

Approximate Area = 1036 sq ft / 96.2 sq m (excludes gazebo)  
 Limited Use Area(s) = 59 sq ft / 5.4 sq m  
 Outbuilding = 100 sq ft / 9.2 sq m  
 Total = 1195 sq ft / 110.8 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1496880



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



Offers In Excess Of £400,000

Sea Front Estate, Hayling Island PO11 9JJ

**bernards**  
 THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE BEDROOM
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ RECEPTION ROOM
- ❖ GAZEBO
- ❖ DOWNSTAIRS WC
- ❖ OFF ROAD PARKING
- ❖ COASTAL LIVING
- ❖ A MUST VIEW

Situated within the highly sought-after Sea Front Estate on Hayling Island, this charming detached home offers spacious and versatile accommodation, making it an ideal choice for those seeking an exceptional coastal lifestyle.

Extending to approximately 1,195 sq ft, the property features three generously sized bedrooms and a thoughtfully designed layout that balances comfort with practicality. The ground floor boasts a bright and spacious sitting room, creating a welcoming space for relaxing or entertaining, while a separate office or bedroom three provides a flexible space, ideal for those working from home, accommodating guests, or meeting the needs of a growing family.

The well-appointed fitted kitchen is complemented by a separate dining room, perfect for family meals or hosting guests, together with a convenient cloakroom/WC. A particular advantage is that the plumbing remains in place, offering excellent potential to reinstate or create a full ground-floor bathroom, should a purchaser wish to do so.

Outside, the generous rear garden offers a wonderful space for outdoor entertaining, al fresco dining, or simply unwinding in peaceful surroundings. To the front of the property, ample off-road parking for up to four vehicles provides excellent convenience for both residents and visitors.

Perfectly positioned just moments from the beach and within easy reach of local shops, cafés, and everyday amenities, this delightful home combines generous living space with an enviable seaside setting.

Whether you're searching for a permanent residence, a stylish weekend retreat, or a coastal home in one of Hayling Island's most desirable locations, this superb property represents a fantastic opportunity and is sure to attract strong interest. 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 C

## 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

## KITCHEN

9'9" x 8'3" (2.99 x 2.54)

## RECEPTION ROOM

11'10" x 8'3" (3.62 x 2.54)

## DINING ROOM

15'9" x 15'3" (4.82 x 4.65)

## BEDROOM THREE/OFFICE

9'9" x 8'11" (2.99 x 2.74)

## BEDROOM ONE

16'9" x 8'0" (5.11 x 2.45)

## BEDROOM TWO

16'10" x 8'8" (5.14 x 2.65)

## SHED

12'8" x 7'10" (3.87 x 2.39)

## GAZEBO

19'0" x 8'2" (5.8 x 2.49)



| Energy Efficiency Rating                                          |           |           |
|-------------------------------------------------------------------|-----------|-----------|
|                                                                   | Current   | Potential |
| Very energy efficient - lower running costs<br>(82 plus) <b>A</b> |           | <b>81</b> |
| (81-81) <b>B</b>                                                  |           |           |
| (80-80) <b>C</b>                                                  |           |           |
| (55-64) <b>D</b>                                                  | <b>65</b> |           |
| (39-54) <b>E</b>                                                  |           |           |
| (21-38) <b>F</b>                                                  |           |           |
| (1-20) <b>G</b>                                                   |           |           |
| Not energy efficient - higher running costs                       |           |           |
| EU Directive 2002/91/EC                                           |           |           |
| England & Wales                                                   |           |           |



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