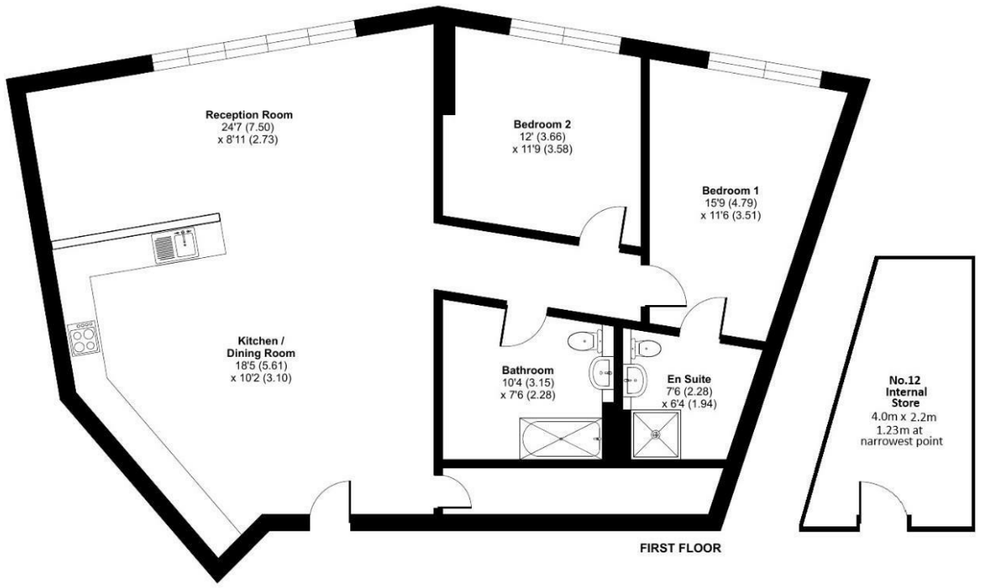
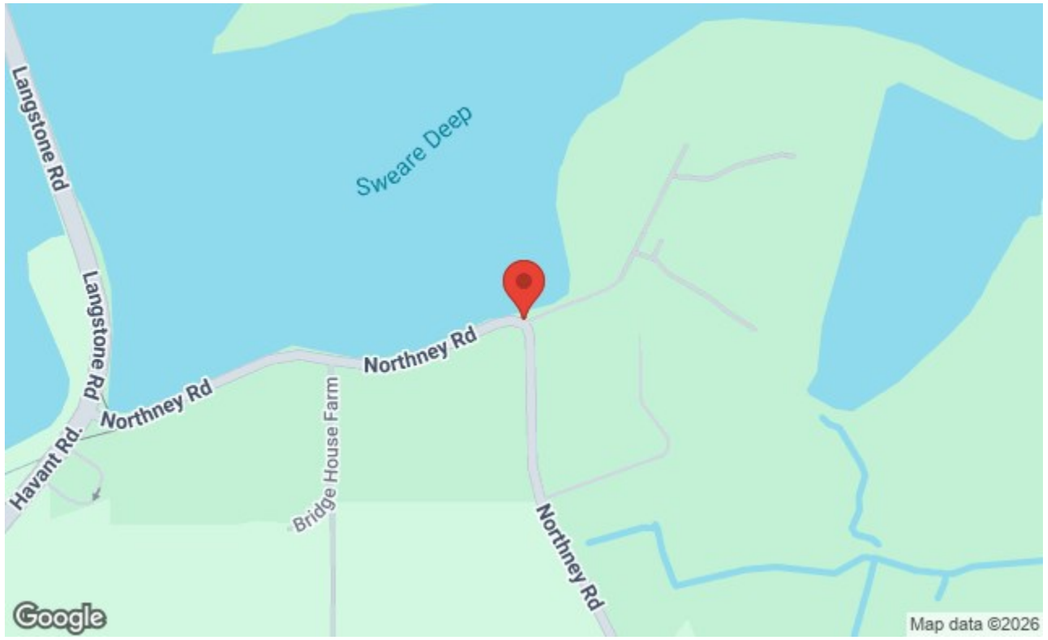
# The Round House, Northney Marina, Hayling Island, PO11

Approximate Area = 1156 sq ft / 107.3 sq m
Internal Store Area = 93.76 sq ft / 8.71 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: 1496141




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

FOR SALE

Price Guide £375,000

Northney Marina, Hayling Island PO11 0FR

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## HIGHLIGHTS

- LUXURY COASTAL APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING DESIGN
- MODERN FITTED KITCHEN
- ENSUITE TO PRIMARY BEDROOM
- FLOODED WITH NATURAL LIGHT
- ALLOCATED RESIDENTS PARKING
- COMMUNAL GARDENS
- POPULAR WATERSPORTS LOCALITY
- VIEWS TO LANGSTONE HARBOUR

Perfectly located within the picturesque Northney Marina on Hayling Island, The Roundhouse presents a beautifully appointed coastal apartment that is just a stone's throw from the stunning Langstone Harbour and its inviting foreshore. This modern residence boasts an open-plan living space, thoughtfully designed to accommodate flexible areas for both relaxation and work, making it ideal for those who require a study or home office space.

The apartment features two generously sized double bedrooms, with the primary bedroom benefiting from an ensuite facility and ample storage solutions. An additional storage room sits opposite the entrance, across the communal hall to the apartment for practicality and boasts a large capacity. Natural light floods the interior, courtesy of the large windows facing the West, creating a warm and inviting atmosphere throughout the day.

Residents will appreciate the convenience of allocated parking within a secure car park, as well as access to surrounding shared lawns that enhance the overall appeal of the property. For those who enjoy an active lifestyle, this apartment is perfectly positioned for watersport enthusiasts, with the Langstone Sailing Club nearby and easy access to a slipway from The Ship Inn, perfect for paddleboarding, kayaking, and other aquatic activities.

This coastal gem offers a harmonious blend of modern living and natural beauty, making it an exceptional choice for anyone seeking a tranquil yet vibrant lifestyle by the water.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

# PROPERTY INFORMATION

## LIVING ROOM
24'7" x 8'11" (7.50 x 2.73)

## KITCHEN
18'4" x 10'2" (5.61 x 3.10)

## BEDROOM ONE
15'8" x 11'6" (4.79 x 3.51)

## ENSUITE
7'5" x 6'4" (2.28 x 1.94)

## BEDROOM TWO
12'0" x 11'8" (3.66 x 3.58)

## FAMILY BATHROOM
10'4" x 7'5" (3.15 x 2.28)

## COUNCIL TAX BAND C

## LEASEHOLD INFORMATION
193 yrs remaining. Ground Rent: £120.00pa due 1st January. Service Charge: £2815.68pa - Spread across two separate payment instalments due 1st January and 1st July.

## MORTGAGE SERVICES
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

## REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

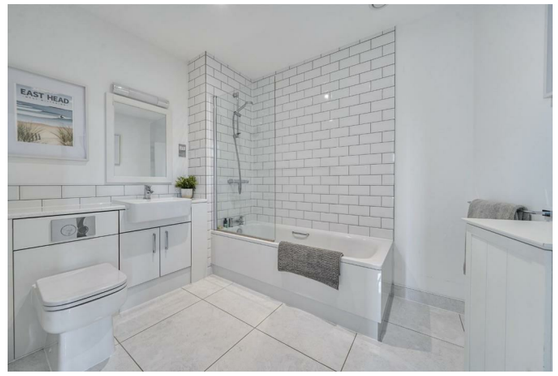








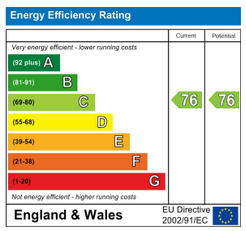













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