Guide Price £700,000

Queensway, Hayling Island PO11 0LY



HIGHLIGHTS

- SUBSTANTIALLY EXTENDED DETACHED HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- APPROXIMATELY 1,963 SQ FT
- SPACIOUS RECEPTION AND DINING ROOMS
- BRIGHT EXTENDED LIVING SPACE
- SEPARATE STUDY AND UTILITY
- PRINCIPAL BEDROOM WITH EN-SUITE
- DEDICATED 170 SQ FT GYM
- DOUBLE GARAGE AND STORAGE
- SOUGHT-AFTER QUEENSWAY LOCATION

** SUBSTANTIALLY EXTENDED FAMILY HOME **

We are pleased to welcome to the market this extended four-bedroom detached home in Queensway, Hayling Island, offering approximately 1,963 sq ft of generous accommodation, versatile living spaces and a superb range of features to suit modern family life.

The ground floor offers an excellent choice of spaces for both everyday living and entertaining. The welcoming reception room provides a comfortable place to relax, while the separate dining room creates an ideal setting for family meals and social occasions. The kitchen is complemented by a separate utility room and a convenient downstairs WC, bringing practicality to the heart of the home.

A key highlight is the extended living space, featuring a skylight that draws natural light into the room and double doors opening directly onto the garden. Creating an appealing connection between indoors and out, this versatile area offers an inviting setting for relaxing, entertaining or enjoying the garden throughout the seasons.

A separate study provides valuable flexibility for home working, hobbies or a dedicated space away from the main living areas.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests. The principal bedroom is particularly appealing, benefiting from its own dressing room and en-suite bathroom to create a private retreat. The remaining bedrooms are served by a family bathroom.

Further enhancing the property's versatility is a separate 170 sq ft gym, offering dedicated space for exercise without compromising the main accommodation. The double garage provides secure parking and useful additional storage, completing a home with plenty to offer buyers looking for more than the conventional four-bedroom layout.

Situated in the popular Queensway, Hayling Island, this extended detached home combines generous accommodation with adaptable living spaces to suit a variety of lifestyles.

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











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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

Council Tax Band
Havant Borough Council: BAND F

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

RECEPTION ROOM
17'10" x 12'11" (5.46 x 3.95)

DINING ROOM
13'1" x 9'10" (4.00 x 3.00)

KITCHEN
20'1" x 12'4" (6.13 x 3.78)

SUN ROOM
12'7" x 10'11" (3.85 x 3.33)

UTILITY
6'7" x 5'9" (2.03 x 1.76)

STUDY
10'2" x 5'9" (3.11 x 1.77)

BEDROOM ONE
12'11" x 11'3" (3.94 x 3.44)

BEDROOM TWO
13'0" x 12'5" (3.98 x 3.81)

BEDROOM THREE
12'11" x 11'3" (3.94 x 3.44)

BEDROOM FOUR
11'6" x 8'7" (3.52 x 2.63)

DRESSING ROOM
9'10" x 9'1" (3.00 x 2.78)

EN SUITE
9'9" x 5'8" (2.99 x 1.73)

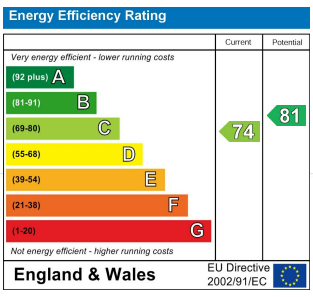
GYM
15'8" x 10'9" (4.79 x 3.29)







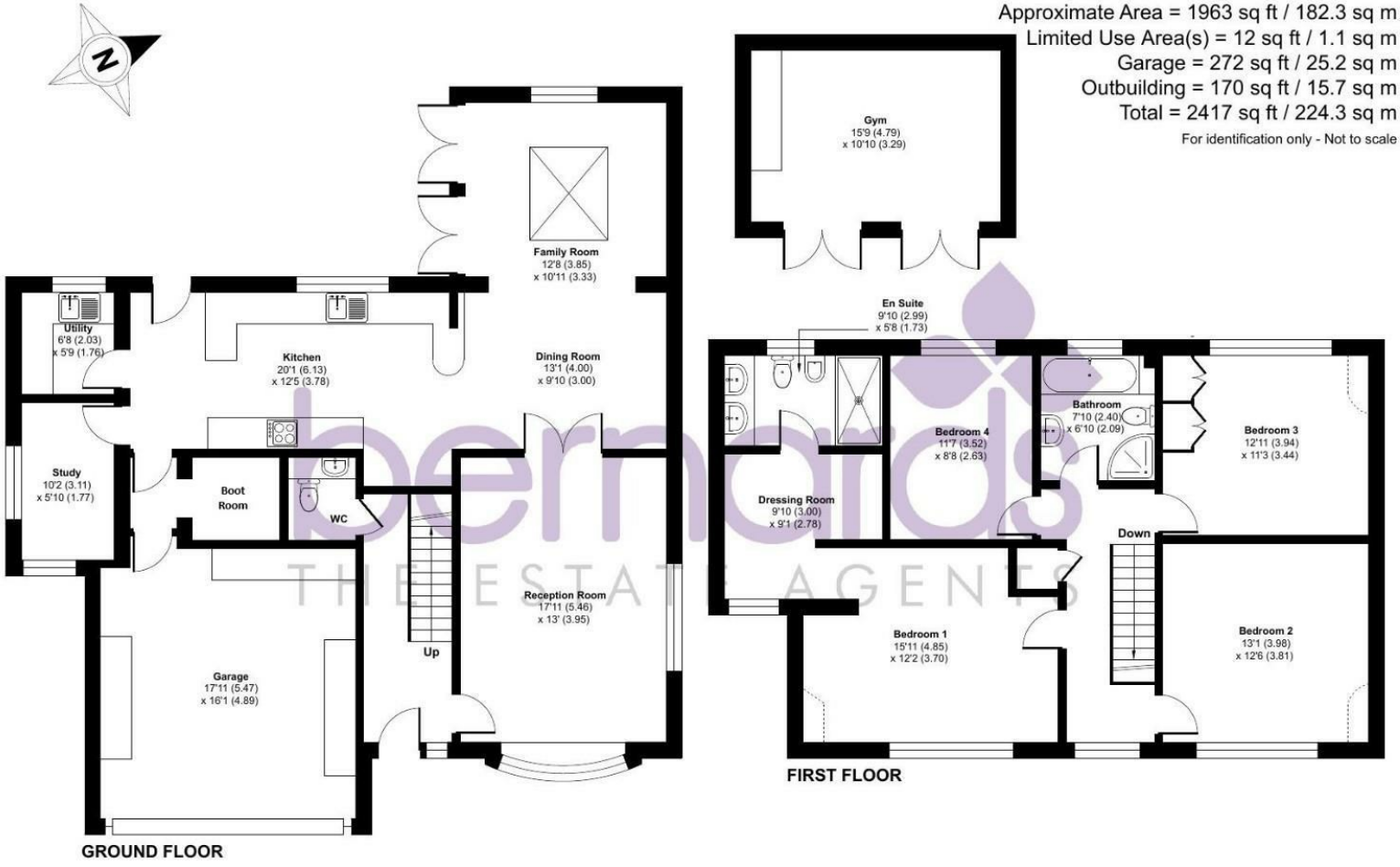




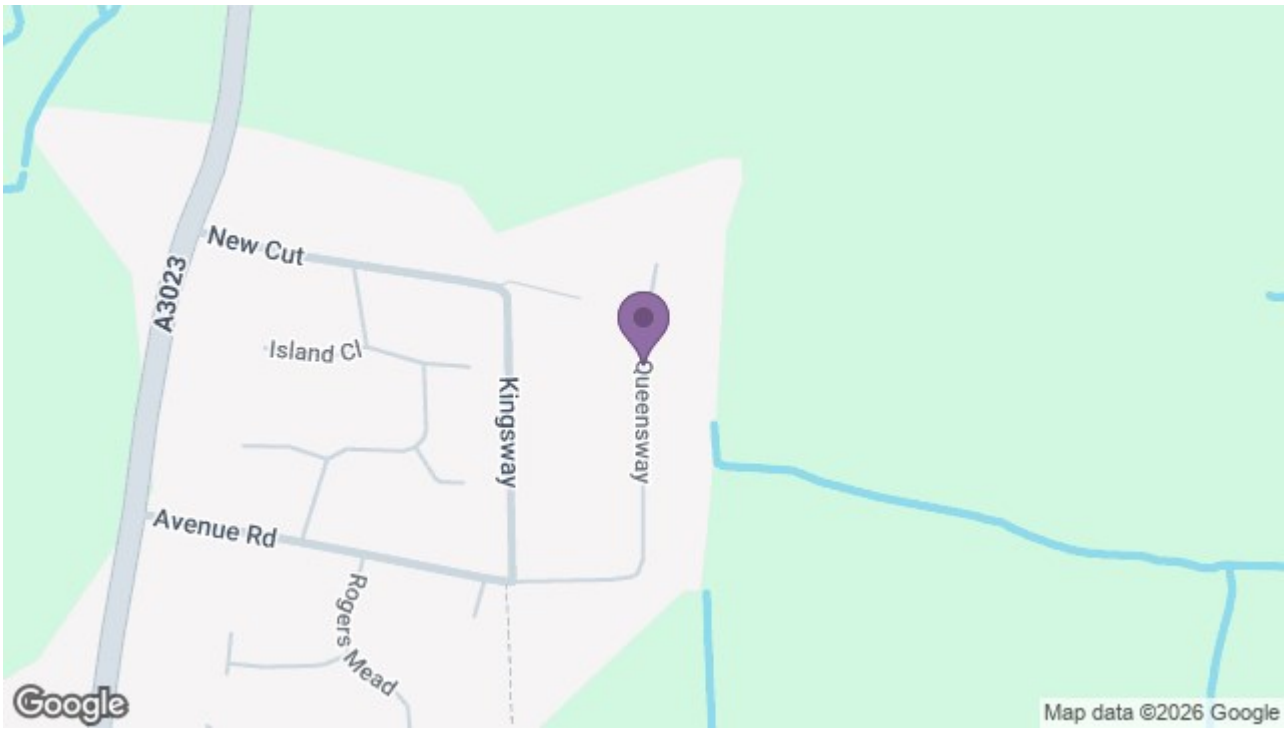
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Largo, Queensway, Hayling Island, PO11

Approximate Area = 1963 sq ft / 182.3 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 272 sq ft / 25.2 sq m
Outbuilding = 170 sq ft / 15.7 sq m
Total = 2417 sq ft / 224.3 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: 1512235



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