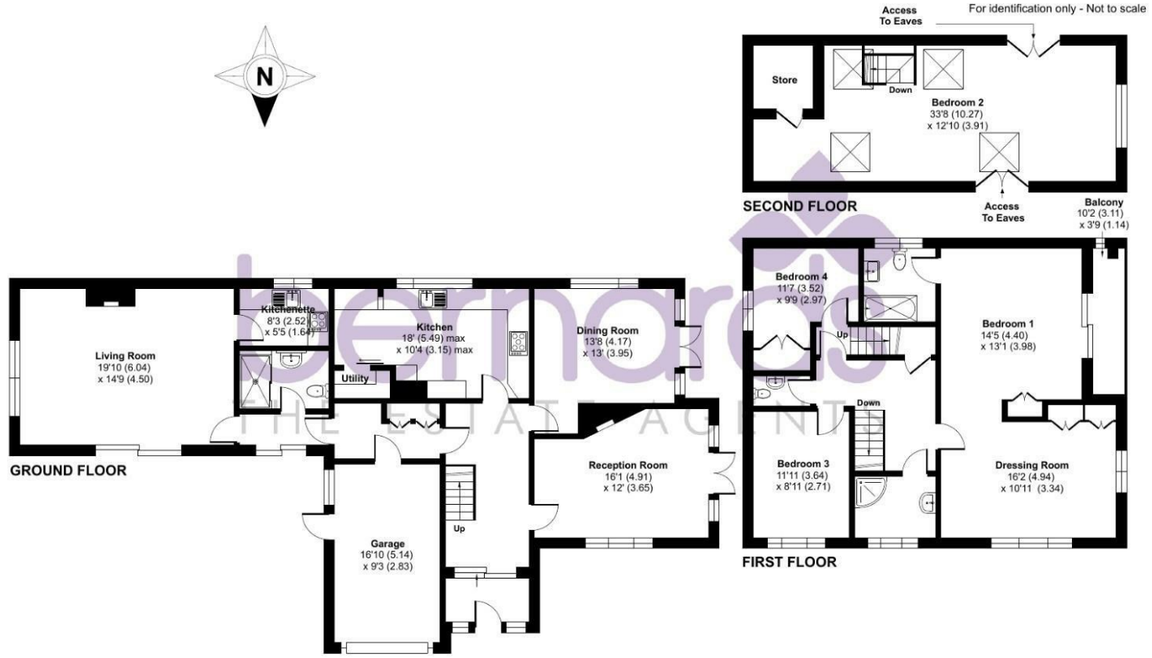
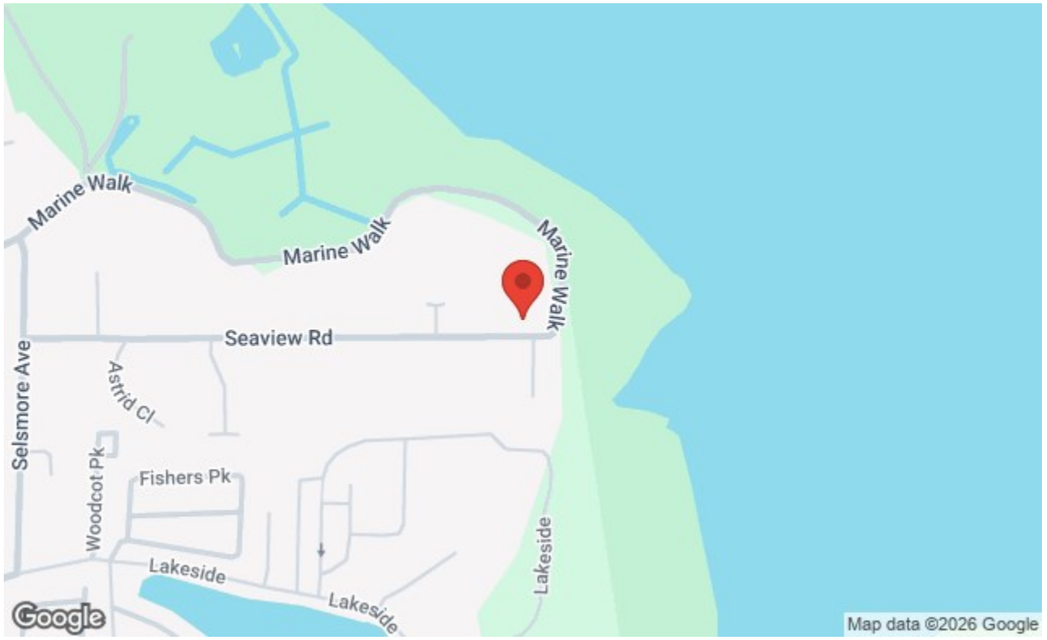
Sea View Road, Hayling Island, PO11

Approximate Area = 2448 sq ft / 227.4 sq m (excludes store)
Garage = 165 sq ft / 15.3 sq m
Total = 2613 sq ft / 242.7 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: 1464905



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

FOR SALE

Guide Price £575,000

Sea View Road, Hayling Island PO11 9PD

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- DETACHED HOME
- SOUGHT AFTER LOCATION
- SEPARATE ANNEX / AIR BNB
- LARGE PLOT
- GARAGE
- DRESSING ROOM
- BALCONY
- 2500 SQUARE FOOT
- DRIVEWAY
- SOLAR PANELS

Situated in one of Hayling Island's most desirable residential roads, this impressive five-bedroom detached residence offers versatile and beautifully presented accommodation, complete with a self-contained annexe and excellent holiday let or multi-generational living potential.

Located just moments from the picturesque waterfront, the property enjoys close proximity to Mengham Rythe Sailing Club, the Nature Reserve, Mengham Village shopping facilities.

The property is approached via a private driveway providing ample off-road parking and access to the garage. Upon entering, a welcoming entrance porch opens into a spacious hallway leading through to the principal reception areas. The generous living room enjoys direct access to the rear garden, while the separate dining room also opens onto the outdoor space, creating an ideal layout for entertaining and family gatherings. The well-appointed fitted kitchen is complemented by a practical utility room.

A standout feature of the home is the ground floor annexe/studio accommodation, currently operating successfully as an Airbnb and providing an excellent supplementary income opportunity. Complete with its own kitchenette, shower room and private garden area, this space would also suit independent living for a relative, guest accommodation or a home office.

To the first floor, the superb principal suite offers a spacious double bedroom, dressing area (formerly an additional bedroom), modern en-suite and access to a private balcony enjoying attractive sea views. There are two further well-proportioned bedrooms, a contemporary family bathroom and separate WC on this level.

Occupying the entire top floor is an impressive additional bedroom with elevated sea views, offering a peaceful and private retreat.

Externally, the home sits on a substantial plot with two separate enclosed garden areas serving both the main residence and annexe. Further benefits include solar panels, garage storage and generous driveway parking.

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

PROPERTY INFORMATION

LIVING ROOM
19'9" x 14'9" (6.04 x 4.50)

KITCHENETTE
8'3" x 5'4" (2.52 x 1.64)

SHOWER ROOM

KITCHEN
18'0" x 10'4" (5.49 x 3.15)

RECEPTION ROOM
16'1" x 11'11" (4.91 x 3.65)

DINING ROOM
13'8" x 12'11" (4.17 x 3.95)

GARAGE
16'10" x 9'3" (5.14 x 2.83)

BEDROOM
14'5" x 13'0" (4.40 x 3.98)

DRESSING ROOM
16'2" x 10'11" (4.94 x 3.34)

ENSUITE

SHOWER ROOM

BEDROOM
11'11" x 8'10" (3.64 x 2.71)

BEDROOM
11'6" x 9'8" (3.52 x 2.97)

WC

BEDROOM
33'8" x 12'9" (10.27 x 3.91)

BALCONY
10'2" x 3'8" (3.11 x 1.14)

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 F
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
Freehold









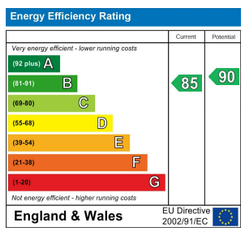












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