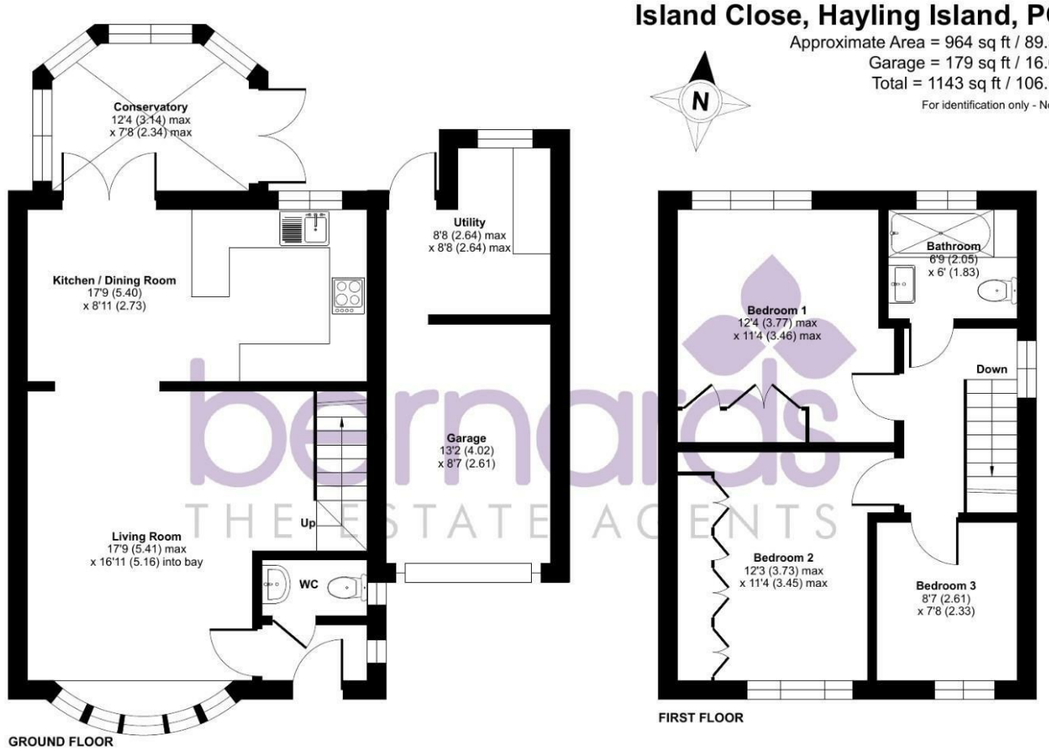
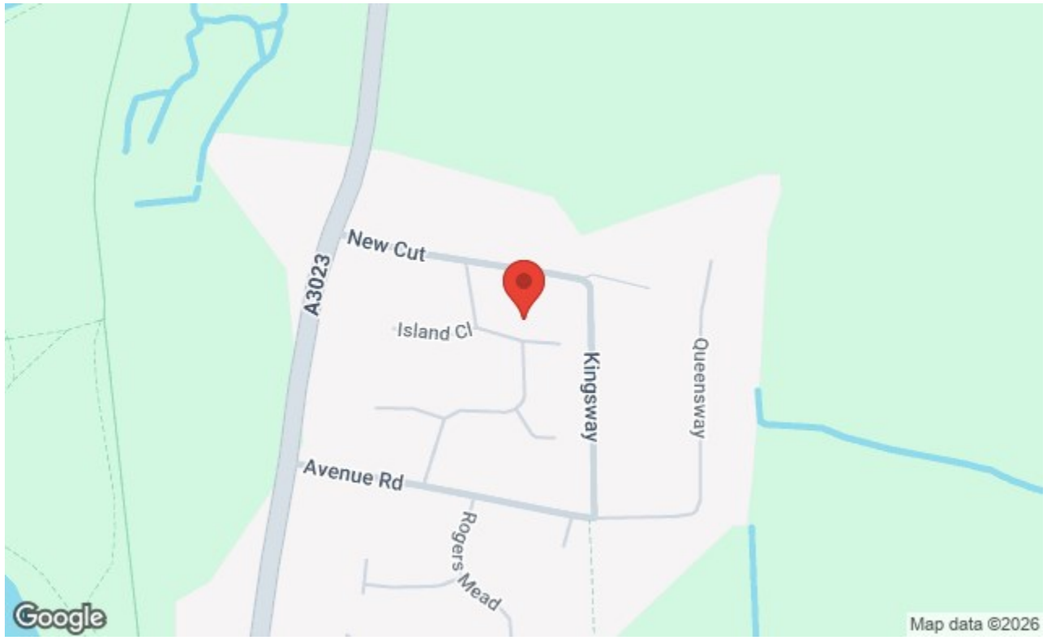
Island Close, Hayling Island, PO11

Approximate Area = 964 sq ft / 89.5 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1143 sq ft / 106.1 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: 1406878



FOR SALE

Guide Price £415,000

Island Close, Hayling Island PO11 0NA

3 1 1

HIGHLIGHTS

- DETACHED
- THREE BEDROOMS
- GARAGE + PARKING
- DOWNSTAIRS W.C
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- FITTED WARDROBES
- REDECORATED THROUGHOUT
- CUL-DE-SAC LOCATION
- CLOSE TO BILLY TRAIL

** UNEXPECTEDLY RE-AVAILABLE **

This beautifully presented, modern detached house is nestled in the serene surroundings of Island Close, Hayling Island and offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The entrance greets you with a charming hallway, perfect for storing coats and shoes, with doors leading to the cloakroom and lounge. The spacious lounge is bathed in natural light from the large front bay window and seamlessly flows into the dining area, creating an inviting space for entertaining.

The well designed open-plan kitchen features a built-in oven and hob, with the addition of a breakfast bar, making it a wonderful spot for casual dining. Adjacent to the kitchen, the conservatory provides a lovely transition to the garden, where you can enjoy the outdoors.

The garden is beautifully laid to lawn and features a patio area, making it a perfect sun trap during the warmer months. Additionally, there is a convenient L-shaped utility area that connects to the garage, enhancing the functionality of the home.

Upstairs, you will find two generous double bedrooms with fitted wardrobes, alongside a third slightly larger than the average single room, providing ample accommodation for all. The newly fitted bathroom is equipped with a three-piece suite, including a bath with overhead rainfall shower, sink, and W.C., catering to all your needs. The loft is fully boarded with in-build ladder and lighting, housing the replacement boiler with 6-year remaining guarantee.

Located in North Hayling, this property is surrounded by tranquil rural landscapes, ideal for ramblers and is close to the marina, making it an excellent choice for sailing enthusiasts. The quaint village of Langstone is within walking distance, offering a selection of delightful bars and restaurants overlooking the idyllic harbour.

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

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

PROPERTY INFORMATION

ENTRANCE HALLWAY

W/C

LIVING ROOM
17'8" x 16'11" (5.41 x 5.16)

KITCHEN/DINING ROOM
17'8" x 8'11" (5.40 x 2.73)

CONSERVATORY
10'3" x 7'8" (3.14 x 2.34)

BEDROOM ONE
12'4" x 11'4" (3.77 x 3.46)

BEDROOM TWO
12'2" x 11'3" (3.73 x 3.45)

BEDROOM THREE
8'6" x 7'7" (2.61 x 2.33)

BATHROOM
8'6" x 7'7" (2.61 x 2.33)

UTILITY ROOM
8'7" x 8'7" (2.64 x 2.64)

GARAGE
13'2" x 8'6" (4.02 x 2.61)

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 D - £2,110.36

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.

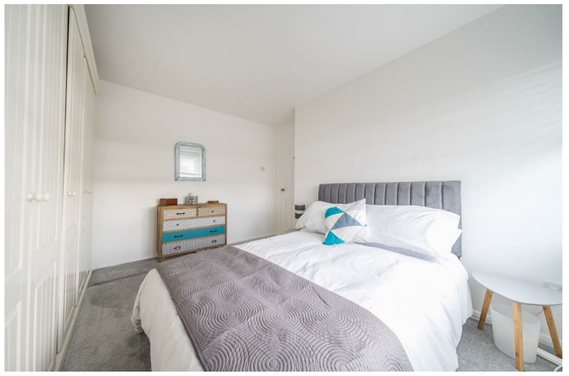
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

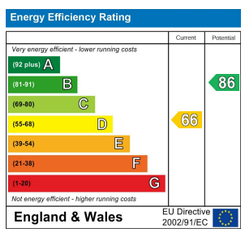
PROPERTY REMOVALS

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.





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