



Guide Price £500,000

Shute Close, Hayling Island PO11 9FS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED HOME
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE
- ❖ OPEN PLAN KITCHEN DINER
- ❖ CONSERVATORY
- ❖ GARAGE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ DOWNSTAIRS WC
- ❖ AMPLE PARKING
- CALL TO VIEW

Tucked away in a quiet cul-de-sac on the sought-after Mill Rythe area of Hayling Island, this well-presented four-bedroom detached home offers generous living space, practical family accommodation and a location that perfectly balances convenience with coastal living.

The ground floor has been thoughtfully arranged to suit modern family life, with two separate reception rooms providing flexibility for both everyday living and entertaining. A bright conservatory overlooks the garden and creates an additional space to relax throughout the year, while the downstairs WC adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and its own en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families or those needing space to work from home.

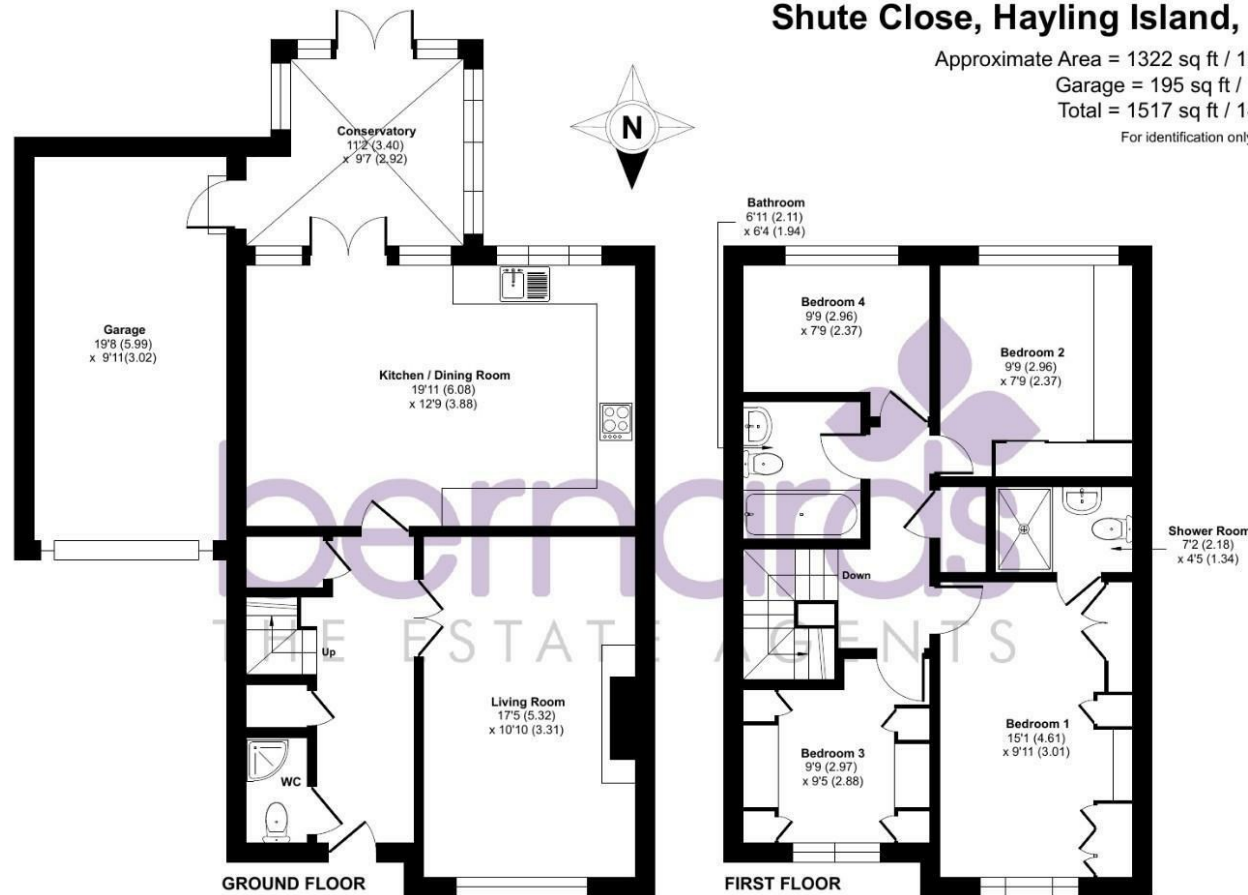
Outside, the low-maintenance rear garden has been designed for easy enjoyment, offering plenty of space for summer barbecues, family gatherings or simply unwinding at the end of the day. To the front, the property benefits from a garage and driveway parking for several vehicles.

Shute Close enjoys a peaceful residential setting within easy reach of Hayling Island's many attractions. The island's renowned beaches, coastal walks and sailing facilities are all nearby, while local shops, schools and everyday amenities are within convenient reach. For commuters, Havant town centre and mainline rail links to London are just a short drive away.

Offering a combination of space, versatility and an enviable coastal location, this is a home perfectly suited to modern family living.

## Shute Close, Hayling Island, PO11

Approximate Area = 1322 sq ft / 122.8 sq m  
Garage = 195 sq ft / 18.1 sq m  
Total = 1517 sq ft / 140.9 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1465027



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Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING ROOM**  
17'5" x 10'10" (5.32 x 3.31)

**KITCHEN / DINING ROOM**  
19'11" x 12'8" (6.08 x 3.88)

**CONSERVATORY**  
11'1" x 9'6" (3.40 x 2.92)

**GARAGE**  
19'7" x 9'10" (5.99 x 3.02)

**WC**

**BEDROOM**  
15'1" x 9'10" (4.61 x 3.01)

**SHOWER ROOM**  
7'1" x 4'4" (2.18 x 1.34)

**BEDROOM**  
9'8" x 7'9" (2.96 x 2.37)

**BEDROOM**  
9'8" x 9'5" (2.97 x 2.88)

**BEDROOM**  
9'8" x 7'9" (2.96 x 2.37)

**BATHROOM**  
6'11" x 6'4" (2.11 x 1.94)

## 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 E

Havant Borough Council: BAND E

## 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



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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