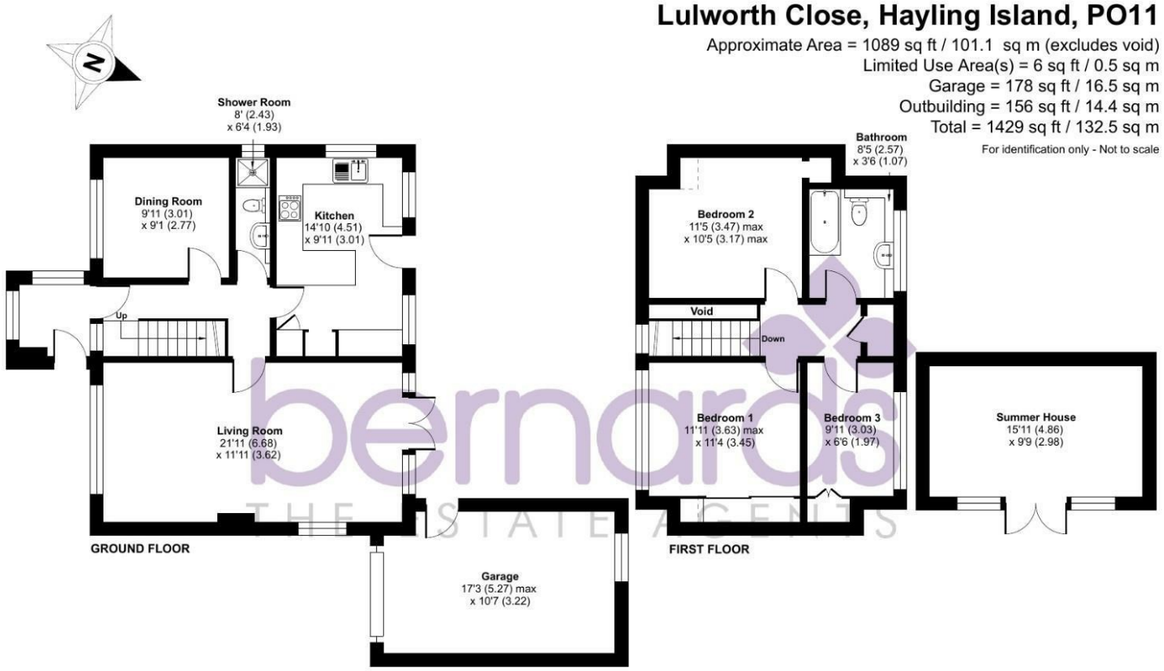
Lulworth Close, Hayling Island, PO11

Approximate Area = 1089 sq ft / 101.1 sq m (excludes void)
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Garage = 178 sq ft / 16.5 sq m
Outbuilding = 156 sq ft / 14.4 sq m
Total = 1429 sq ft / 132.5 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: 1396597

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

FOR SALE

Offers In Excess Of £425,000

Lulworth Close, Hayling Island PO11 0NY

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3 2 2

HIGHLIGHTS

- 3/4 BEDROOMS
- CLOSE TO AMENITIES
- DETACHED
- GARAGE + PARKING
- TWO BATHROOMS
- GREAT GARDEN
- SUMMER HOUSE
- IDEAL FAMILY HOME
- LARGE LOUNGE
- CALL NOW TO VIEW!

Nestled in the tranquil cul-de-sac of Lulworth Close on Hayling Island, this charming 3/4 bedroom detached house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed by a convenient porch, ideal for storing shoes and coats. To the left, the dining room presents a versatile space that can easily serve as a dining area or an additional bedroom, catering to your needs.

As you continue through the property, you will find a well-appointed downstairs shower room, enhancing the practicality of the home. The kitchen is a delightful C-shaped design, providing ample space for both cooking and casual dining, the kitchen benefits from a built in dishwasher & freezer. This sociable area is perfect for breakfast and dinner times, with direct access to the garden, making it an inviting spot for family gatherings.

The living room, measuring just under 22 feet in length, is a generous space that features doors leading out to the garden, allowing for a seamless indoor-outdoor living experience. The garden is situated on a nice sized plot, the garden is laid to lawn and patio.

Venturing upstairs, you will discover three bedrooms, two of which are spacious doubles equipped with built-in air conditioning for your comfort. Each room benefits from built-in storage, ensuring that space is maximised throughout the home. Completing the upper floor is a well-appointed three-piece bathroom.

Outside, the property boasts a summer house and a garage, providing additional storage and leisure options. With parking available for two vehicles, this home is not only practical but also perfectly positioned for those seeking a peaceful lifestyle on Hayling Island. This property is a wonderful opportunity for families or individuals looking for a spacious and adaptable home in a serene setting.

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

PROPERTY INFORMATION

ENTRANCE HALL

DINING ROOM
9'10" x 9'1" (3.01 x 2.77)

SHOWER ROOM
7'11" x 6'3" (2.43 x 1.93)

KITCHEN
14'9" x 9'10" (4.51 x 3.01)

LIVING ROOM
21'10" x 11'10" (6.68 x 3.62)

BEDROOM ONE
11'10" x 11'3" (3.63 x 3.45)

BEDROOM TWO
11'4" x 10'4" (3.47 x 3.17)

BEDROOM THREE
9'11" x 6'5" (3.03 x 1.97)

BATHROOM
8'5" x 3'6" (2.57 x 1.07)

SUMMER HOUSE
15'11" x 9'9" (4.86 x 2.98)

GARAGE
17'3" x 10'6" (5.27 x 3.22)

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 E
Around £2,466.71

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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.

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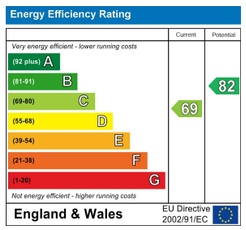
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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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