FINEST

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40A Sinah Lane | Hayling Island





FOR SALE

5 4 5

Key features

- NO FORWARD CHAIN
- APPROX. 3,740 SQ FT OF LUXURY ACCOMMODATION
- FIVE DOUBLE BEDROOMS & FIVE BATHROOMS
- FOUR BEDROOMS WITH EN SUITE FACILITIES
- STUNNING 36FT OPEN-PLAN KITCHEN / DINING / LIVING SPACE
- SOUTH-FACING LANDSCAPED GARDEN WITH HEATED SWIMMING POOL
- PRIVATE GATED ENTRANCE WITH PARKING FOR MULTIPLE VEHICLES
- DEDICATED INTERNAL GYM & INTEGRAL DOUBLE GARAGE
- COMPREHENSIVE SECURITY SYSTEM THROUGHOUT

Occupying one of Hayling Island's most prestigious addresses, this exceptional detached residence offers approximately 3,740 sq ft of luxurious accommodation (4,232 sq ft including the garage), combining elegant design with outstanding family living.

Set behind a private gated entrance, the property enjoys a high level of privacy, ample parking for several vehicles and a substantial integral garage. Inside, the heart of the home is an impressive 36ft open-plan kitchen, dining and living space, perfect for modern family life and entertaining, complemented by a separate family room and formal dining room. A dedicated internal gym adds further versatility.

The first floor provides five generous double bedrooms and five bathrooms, with four of the five bedrooms benefiting from en suite facilities, creating superb accommodation for both family and guests.

The beautifully landscaped south-facing garden is a true highlight, featuring a heated swimming pool and generous patio areas, providing an exceptional space for outdoor








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dining, entertaining or simply relaxing in complete privacy.

Designed with both luxury and practicality in mind, the home also benefits from a comprehensive security system throughout, offering complete peace of mind.

Located on the highly sought-after Sinah Lane, the property is perfectly positioned to enjoy Hayling Island's renowned beaches, coastal walks, sailing clubs and golf course, while remaining within easy reach of Portsmouth, Chichester and excellent transport links.

Offering an outstanding blend of space, quality and location, 40A Sinah Lane is a rare opportunity to acquire one of Hayling Island's finest homes. Finished to an exceptional standard throughout, this remarkable residence effortlessly combines luxurious coastal living with superb family functionality, making it equally suited to everyday living and exceptional entertaining. Early viewing is highly recommended to fully appreciate the scale, quality and setting on offer.

ENTRANCE HALL

KITCHEN / DINING / LIVING ROOM
36'4" x 16'3" (11.09 x 4.96)

FAMILY ROOM
20'6" x 17'1" (6.25 x 5.22)

DINING ROOM
16'2" x 9'11" (4.95 x 3.04)

GYM
30'3" x 15'5" (9.24 x 4.71)

WC

UTILITY ROOM

WC

GARAGE
22'6" x 19'5" (6.87 x 5.93)

STORE
11'6" x 9'4" (3.53 x 2.87)

BEDROOM
19'8" x 9'1" (6.00 x 2.77)

EN SUITE
10'4" x 6'4" (3.15 x 1.94)

BEDROOM
16'11" x 13'0" (5.17 x 3.97)

EN SUITE
11'9" x 8'11" (3.59 x 2.74)

BEDROOM
16'9" x 12'3" (5.11 x 3.75)

EN SUITE
8'5" x 6'0" (2.58 x 1.83)

BEDROOM
16'0" x 10'0" (4.90 x 3.07)

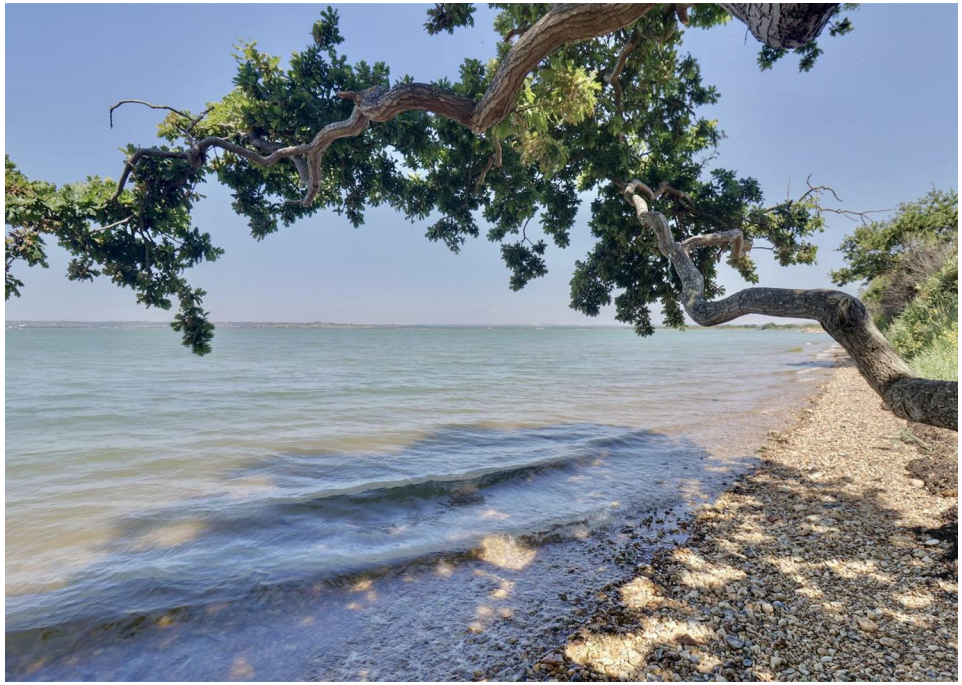
BEDROOM
16'3" x 15'7" (4.97 x 4.77)

FAMILY BATHROOM
8'8" x 8'2" (2.65 x 2.51)

Anti Money Laundering
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


CHAPPELL







Council Tax Band G
Havant Borough Council: BAND G

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.

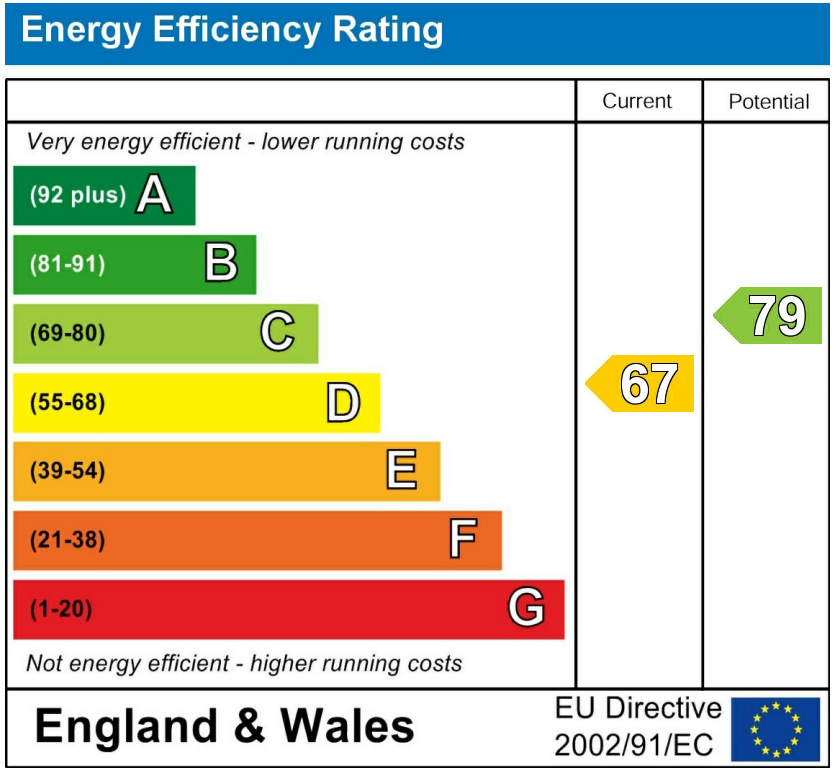
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

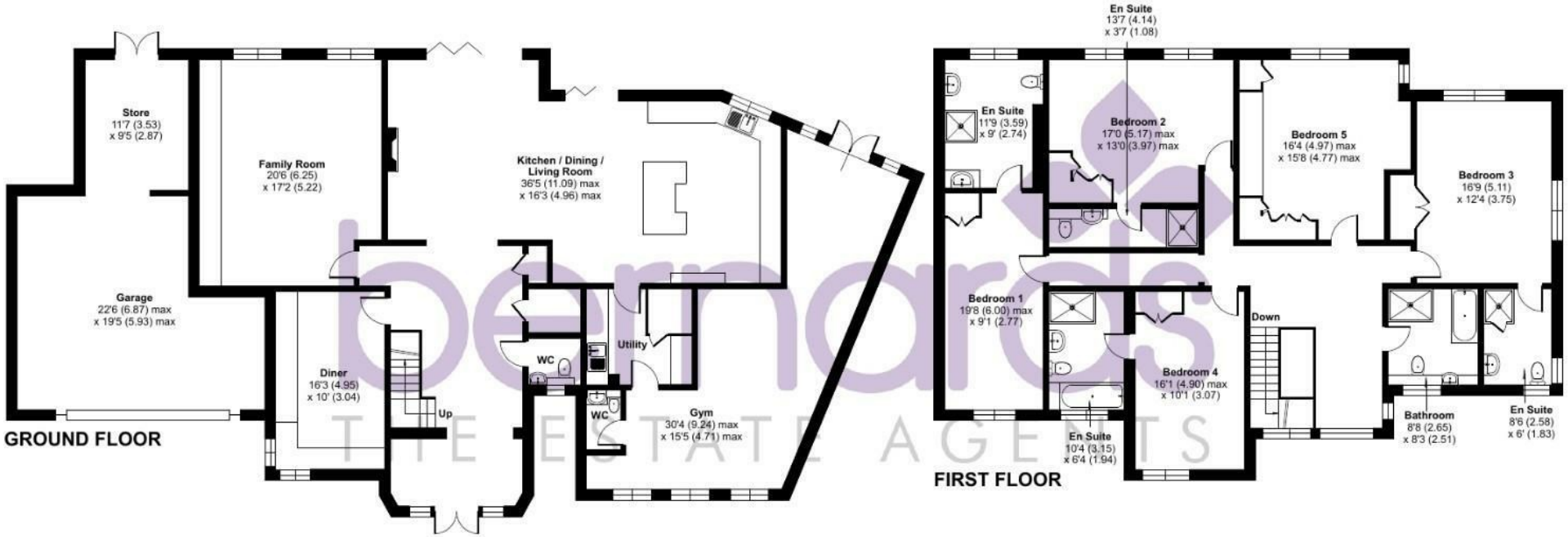
Tenure
Freehold



Sinah Lane, Hayling Island, PO11

FLOORPLAN

Approximate Area = 3740 sq ft / 347.4 sq m
Garage = 492 sq ft / 45.7 sq m
Total = 4232 sq ft / 393.1 sq m
For identification only - Not to scale



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THE ESTATE AGENTS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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