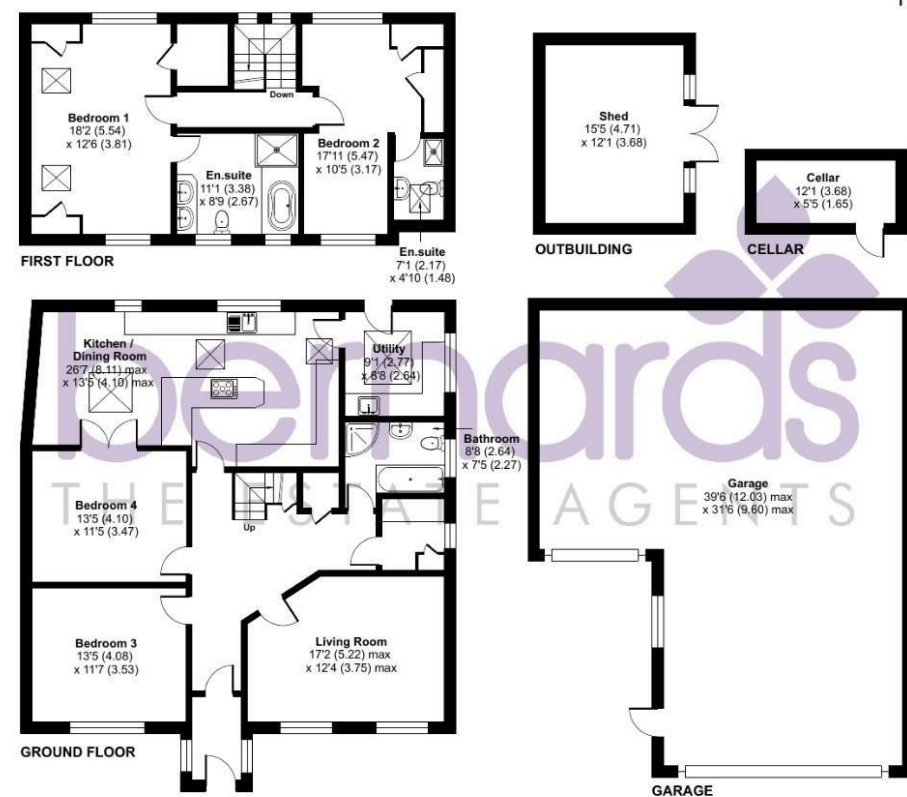


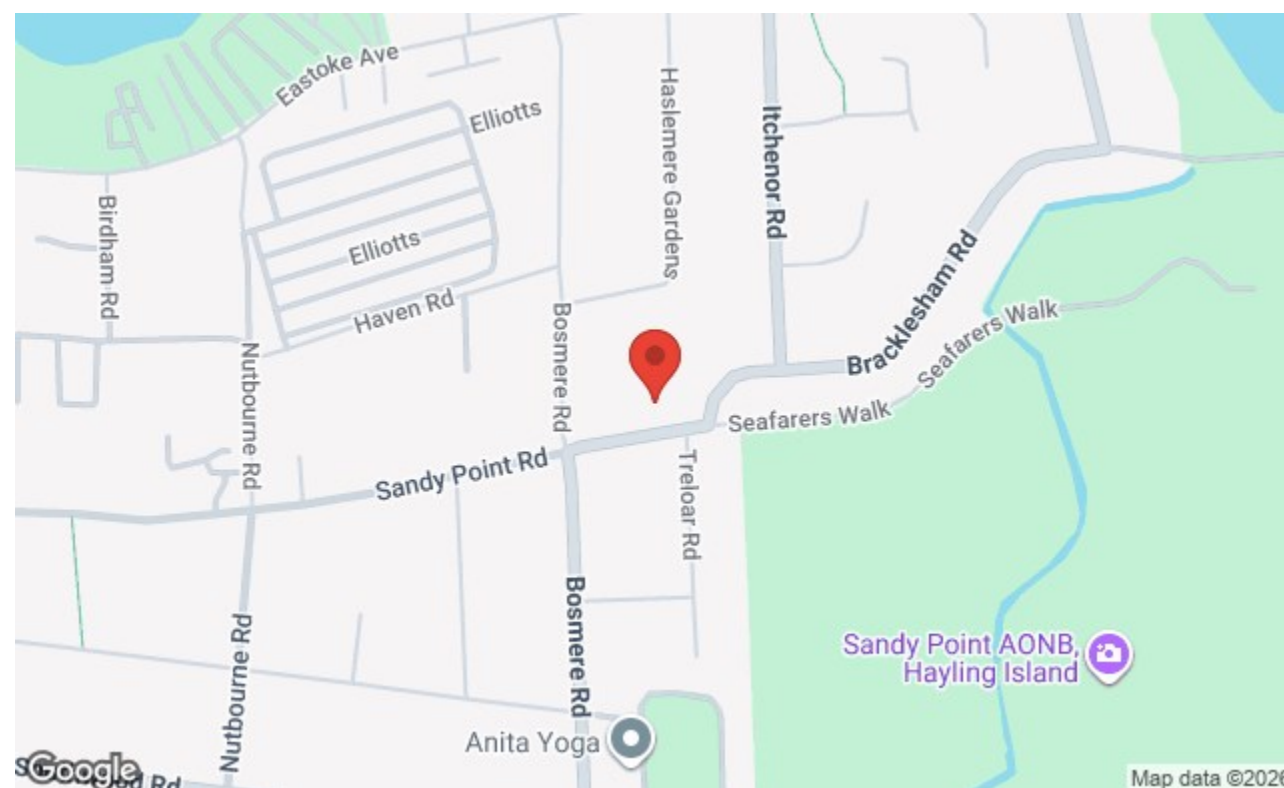


Sandy Point Road, Hayling Island, PO11

Approximate Area = 1966 sq ft / 185.4 sq m
 Garage = 1041 sq ft / 96.7 sq m
 Outbuilding = 187 sq ft / 17.3 sq m
 Total = 3224 sq ft / 299.4 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: 1405729



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



£800,000

Sandy Point Road, Hayling Island PO11 9RR

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HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ TWO EN-SUITES
- ❖ KITCHEN/DINER
- ❖ HUGE PLOT
- ❖ POTENTIAL TO BUILD A HOUSE STPP
- ❖ OVER 3224 SQFT
- ❖ PARKING FOR MULTIPLE CARS
- ❖ WALKING DISTANCE TO THE BEACH
- ❖ GREAT FAMILY HOME

Nestled on the picturesque Sandy Point Road in Hayling Island, this charming detached bungalow offers a unique blend of comfort and potential. Built in 1960, the property spans an impressive 1,966 square feet and is set on a generous plot, providing ample outdoor space and opportunities for expansion.

Upon entering, you are greeted by a welcoming lounge to the right, leading to a versatile office space. The ground floor features two reception rooms that can easily serve as additional bedrooms, complemented by a well-appointed four-piece bathroom. The heart of the home is undoubtedly the spacious kitchen diner with under-floor heating, adorned with skylights that flood the area with natural light, creating an inviting atmosphere. A utility room, also featuring a skylight, adds to the practicality of this delightful space.

Venturing upstairs, you will find two generously sized double bedrooms, each with their own en-suite facilities. The master bedroom boasts fitted wardrobes, while the second bedroom also includes

fitted storage and a convenient three-piece shower room. The property is central heated throughout and designed with solid oak finishes throughout, adding a touch of elegance and warmth. Further benefiting from in-built air conditioning upstairs, in the kitchen and the garage.

The expansive garden is a true highlight, featuring a shed, a wine cellar, and a substantial garage measuring nearly 40ft by 32ft. This garage is built with deep footings, offering the exciting possibility of converting it into two floors or even transforming it into another dwelling, subject to planning permissions.

With a total of 3,225 square feet of usable space, this bungalow presents endless possibilities for those looking to create their dream home. Whether you are seeking a peaceful retreat or a property with potential for development, this residence on Sandy Point Road is a remarkable opportunity not to be missed.

Call today to arrange a viewing
 02392 482147
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PROPERTY INFORMATION

ENTRANCE HALLWAY

LIVING ROOM

17'1" x 12'3" (5.22 x 3.75)

KITCHEN/DINER

26'7" x 13'5" (8.11 x 4.10)

UTILITY ROOM

9'1" x 8'7" (2.77 x 2.64)

BATHROOM

9'1" x 8'7" (2.77 x 2.64)

BEDROOM ONE

18'2" x 12'5" (5.54 x 3.81)

EN-SUITE

11'1" x 8'9" (3.38 x 2.67)

BEDROOM TWO

17'11" x 10'4" (5.47 x 3.17)

EN-SUITE

7'1" x 4'10" (2.17 x 1.48)

BEDROOM THREE

13'4" x 11'6" (4.08 x 3.53)

BEDROOM FOUR

13'5" x 11'4" (4.10 x 3.47)

GARAGE

39'5" x 31'5" (12.03 x 9.60)

SHED

15'5" x 12'0" (4.71 x 3.68)

CELLAR

12'0" x 5'4" (3.68 x 1.65)

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

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!

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND D

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.



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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