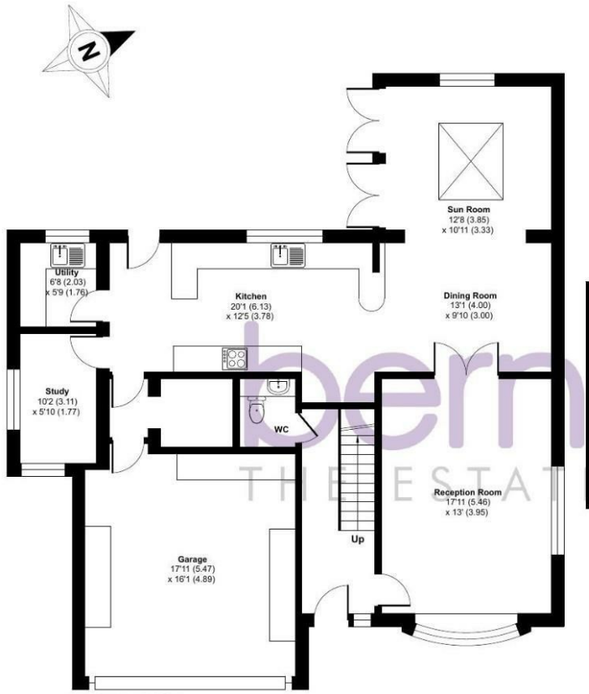
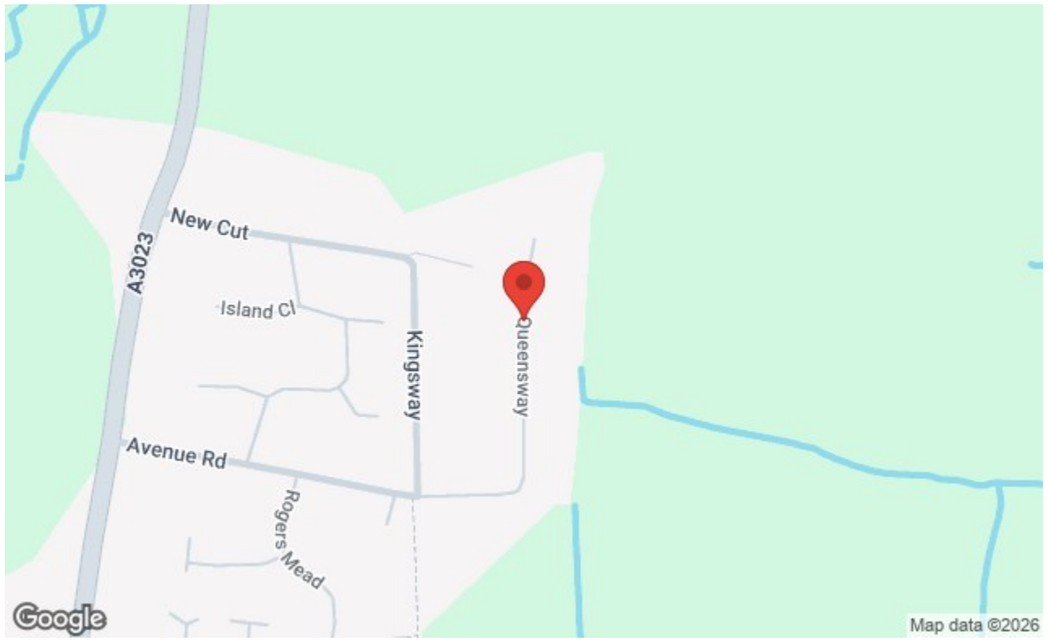
Largo, Queensway, Hayling Island, PO11

Approximate Area = 1963 sq ft / 182.3 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 272 sq ft / 25.2 sq m
Outbuilding = 170 sq ft / 15.7 sq m
Total = 2417 sq ft / 224.3 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: 1512235



FOR SALE

Offers Over £700,000

Queensway, Hayling Island PO11 0LY

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4 3 3

HIGHLIGHTS

- DETACHED
- FOUR BEDROOM
- KITCHEN
- DINING ROOM
- SUN ROOM
- UTILITY/STUDY
- BATHROOM
- OUTBUILDING
- EN SUITE
- A MUST VIEW

A substantial and versatile four-bedroom detached family home, offering approximately 1,963 sq ft of well-planned accommodation, together with a large garage, separate gym and a range of flexible living spaces. Situated in the popular Queensway area of Hayling Island, this impressive property provides excellent space for modern family life.

The ground floor offers a welcoming reception room, a generous dining room and a well-equipped kitchen, complemented by a separate utility room and downstairs WC. A particularly useful study provides an ideal home-working space, while the sun room creates an additional versatile reception area.

Upstairs, the property provides four well-proportioned bedrooms, including a principal bedroom with its own en-suite facilities and dressing room. There is also a further family bathroom serving the remaining bedrooms.

One of the property's standout features is the impressive 272 sq ft garage, providing excellent storage, parking or workshop potential. In addition, the property benefits from a separate 170 sq ft gym, making this an ideal home for those looking for dedicated leisure or fitness space.

With its generous proportions, versatile accommodation and excellent range of additional spaces, this is a superb opportunity to acquire a substantial family home in a desirable Hayling Island location.

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

Call today to arrange a viewing
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PROPERTY INFORMATION

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
Havant Borough Council: BAND F

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 OF PROPERTY
Freehold

RECEPTION ROOM
17'10" x 12'11" (5.46 x 3.95)

DINING ROOM
13'1" x 9'10" (4.00 x 3.00)

KITCHEN
20'1" x 12'4" (6.13 x 3.78)

SUN ROOM
12'7" x 10'11" (3.85 x 3.33)

UTILITY
6'7" x 5'9" (2.03 x 1.76)

STUDY
10'2" x 5'9" (3.11 x 1.77)

BEDROOM ONE
12'11" x 11'3" (3.94 x 3.44)

BEDROOM TWO
13'0" x 12'5" (3.98 x 3.81)

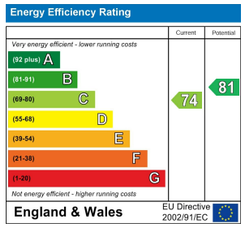
BEDROOM THREE
12'11" x 11'3" (3.94 x 3.44)

BEDROOM FOUR
11'6" x 8'7" (3.52 x 2.63)

DRESSING ROOM
9'10" x 9'1" (3.00 x 2.78)

EN SUITE
9'9" x 5'8" (2.99 x 1.73)

GYM
15'8" x 10'9" (4.79 x 3.29)



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