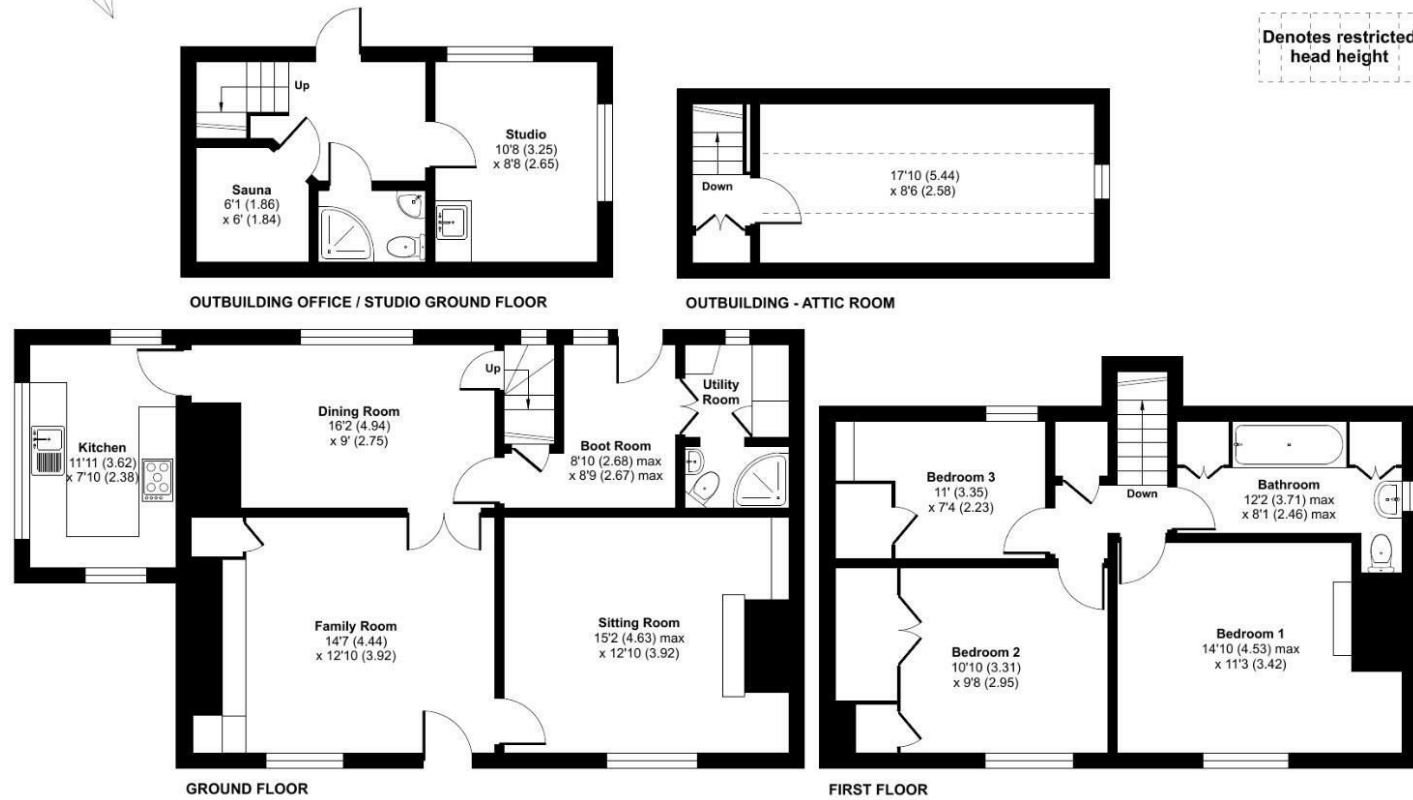




Approximate Area = 1321 sq ft / 122.7 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Studio / Sauna / Shower Room = 285 sq ft / 26.4 sq m
 Total = 1731 sq ft / 160.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Taylor Hill & Bond. REF: 1279548



Guide Price £750,000

Havant Road, Hayling Island PO11 0LH



HIGHLIGHTS

- ❖ 16th Century Cottage
- ❖ Grade II Listed
- ❖ Detached Family Home
- ❖ Three Good Size Bedrooms
- ❖ Three Reception Rooms
- ❖ Country Traditional Kitchen
- ❖ Wrap Around South Facing Garden
- ❖ Converted Original Pig Shed
- ❖ Sauna. Studio & Versatile Attic Room
- ❖ Off Road Parking for Two Cars

Positioned on the charming Havant Road in Hayling Island, this exquisite Grade II listed 16th-century cottage is a true gem, offering a delightful blend of historical character and modern convenience. Spanning an impressive 1,731 square feet, this detached home boasts an abundance of period features that evoke a sense of timeless elegance.

Upon entering, you will be greeted by three spacious reception rooms, each providing a unique space for relaxation and entertainment. The cottage features three generously sized bedrooms, ensuring ample accommodation for family and guests with two well-appointed bathrooms.

The property is set within beautifully landscaped gardens that envelop the South, East, and West elevations, creating a serene outdoor oasis perfect for enjoying the British sunshine. Off-road

parking for two vehicles adds to the convenience of this charming home.

Additionally, the versatile outbuilding, once a pig shed, has been thoughtfully transformed into a studio or home office, complete with a sauna, shower, and WC, as well as an attic room. This space offers endless possibilities, whether you seek a creative retreat or a functional workspace.

This remarkable cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to own a piece of history while enjoying the comforts of modern living. With its prime location and enchanting features, this property is sure to captivate those seeking a distinctive residence on Hayling Island.

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



Call today to arrange a viewing
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PROPERTY INFORMATION

SITTING ROOM
15'2" x 12'10" (4.63 x 3.92)

FAMILY ROOM
14'6" x 12'10" (4.44 x 3.92)

DINING ROOM
16'2" x 9'0" (4.94 x 2.75)

KITCHEN
11'10" x 7'9" (3.62 x 2.38)

BOOT ROOM
8'9" x 8'9" (2.68 x 2.67)

BEDROOM ONE
14'10" x 11'2" (4.53 x 3.42)

BEDROOM TWO
10'10" x 9'8" (3.31 x 2.95)

BEDROOM THREE
10'11" x 7'3" (3.35 x 2.23)

BATHROOM
12'2" x 8'0" (3.71 x 2.46)

SAUNA
6'1" x 6'0" (1.86 x 1.84)

STUDIO
10'7" x 8'8" (3.25 x 2.65)

ATTIC ROOM
17'10" x 8'5" (5.44 x 2.58)

COUNCIL TAX BAND E

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or

any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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