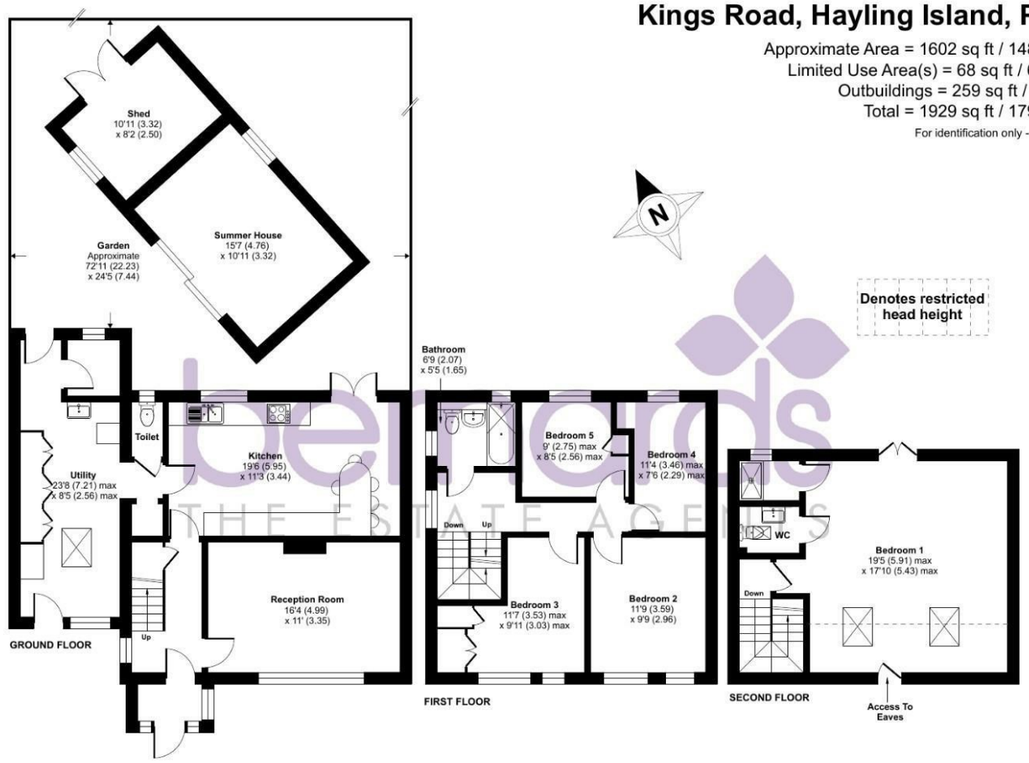
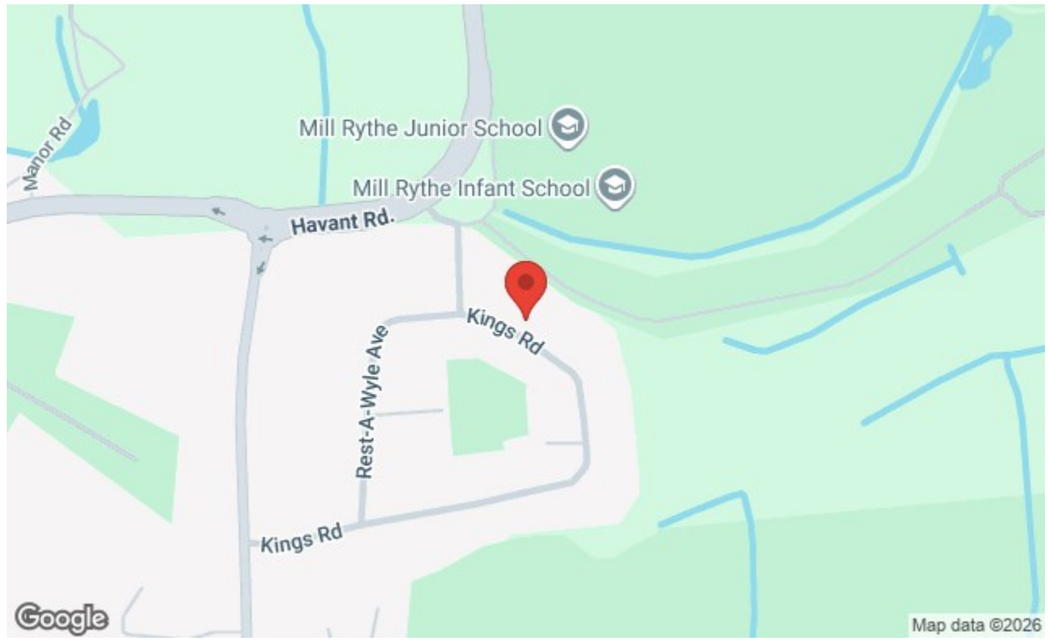
Kings Road, Hayling Island, PO11

Approximate Area = 1602 sq ft / 148.8 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Outbuildings = 259 sq ft / 24 sq m
Total = 1929 sq ft / 179.1 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: 1487637



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

FOR SALE

Asking Price £400,000

Kings Road, Hayling Island PO11 0PD

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- FIVE BEDROOMS
- SEMI DETACHED
- FAMILY HOME
- THREE STOREYS
- SUMMER HOUSE
- DRIVEWAY
- EXTENDED PROPERTY
- UTILITY AREA
- CENTRAL HAYLING
- CALL TO VIEW

** BEAUTIFULLY PRESENTED FAMILY HOME **

This impressive semi-detached home has been thoughtfully extended to provide spacious and versatile accommodation across three floors, making it an ideal choice for growing or extended families.

An entrance porch leads into a welcoming hallway. The ground floor offers a comfortable living room and an impressive extended kitchen/dining room, designed for modern family life with a range of fitted units, breakfast bar and direct access to the rear garden. A contemporary wet room within the side extension adds further flexibility for guests or multi-generational living.

The first floor comprises four well-proportioned bedrooms served by a family bathroom. Occupying the entire second floor is the principal bedroom suite, featuring fitted wardrobe space, an en-suite shower room, separate WC and a Juliet balcony, creating a peaceful private retreat.

Outside, the property benefits from a driveway providing off-road parking for up to three vehicles. The enclosed rear garden is ideal for entertaining and relaxing, with a lawn, mature planting, a generous decked seating area and a hot tub. A fully insulated garden studio with power and lighting offers excellent versatility as a home office, gym, hobby room or additional entertaining space.

Kings Road is conveniently located within easy reach of local schools, shops and everyday amenities, while Hayling Island's award-winning beaches, scenic coastal walks and renowned sailing facilities are all close by. Excellent road links provide easy access to Havant, Portsmouth and Chichester, with Havant's mainline railway station offering direct services to London.

Offering generous living space, flexible accommodation and a sought-after location, this superb home presents an excellent opportunity for families looking to enjoy everything Hayling Island has to offer.

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

PROPERTY INFORMATION

RECEPTION ROOM
16'4" x 10'11" (4.99 x 3.35)

KITCHEN
19'6" x 11'3" (5.95 x 3.44)

UTILITY
23'7" x 8'4" (7.21 x 2.56)

WC

SUMMER HOUSE
15'7" x 10'10" (4.76 x 3.32)

BEDROOM
19'4" x 17'9" (5.91 x 5.43)

EN SUITE

BEDROOM
11'9" x 9'8" (3.59 x 2.96)

BEDROOM
11'6" x 9'11" (3.53 x 3.03)

BEDROOM
11'4" x 7'6" (3.46 x 2.29)

BEDROOM
9'0" x 8'4" (2.75 x 2.56)

BATHROOM
6'9" x 8'4" (2.07 x 2.56)

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

COUNCIL TAX BAND C
Havant Borough Council: BAND C

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.

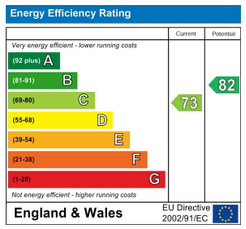
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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



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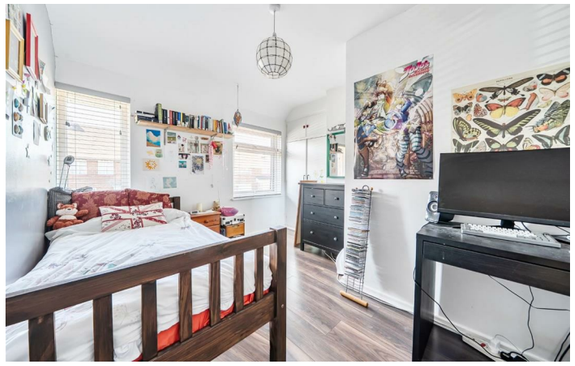

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