





Offers over £1,250,000

46 Langstone Road

Havant, PO9 1RF

- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- ENSUITE AND DRESSING ROOM TO MASTER
- DOUBLE GARAGE
- GATED ACCESS
- ONE BEDROOM SELF CONTAINED ANNEXE
- PRIVATE COASTAL ACCESS
- ENSUITE TO SECOND BEDROOM
- UTILITY ROOM
- HIGH SPECIFICATION THROUGHOUT

A striking coastal residence extending to over 3,900 sq ft, The Drift House occupies a prime position backing onto the Hayling Billy Line with panoramic views across Langstone Harbour and the Solent. Built in 2011, this elegant four/five bedroom home is defined by its grand pillared entrance, sweeping staircase and beautifully proportioned living spaces, including multiple reception rooms and a bespoke kitchen designed for both family life and entertaining. Upstairs, four generous double bedrooms include a luxurious principal suite with private balcony and breathtaking waterside views, alongside dressing room and en-suite. A substantial loft room adds further versatility, ideal as a cinema or games space. Complementing the main house is a detached annexe with business consent, offering excellent potential for home working, guest accommodation or lifestyle use, alongside a double garage and extensive parking. Set within a south-westerly facing garden, the property also benefits from private gated access leading directly to the shoreline, making this a truly rare opportunity to acquire a landmark home in an exceptional waterfront setting.



We are delighted to present The Drift House, set in a commanding position backing onto the Hayling Billy Line and enjoying far-reaching views across Langstone Harbour, the Nature Reserve and towards the Solent.

Constructed in 2011, this striking home is introduced by a grand pillared entrance, setting the tone for the spacious and elegant accommodation within. Upon entering, you are welcomed into an impressive entrance hall, complete with a feature curved staircase rising to the upper floors, creating a real sense of arrival.

The ground floor offers superb flexibility for modern family living and entertaining, comprising a cloakroom, study, generous sitting room, and a further family room. A standout feature is the L-shaped dining room, which flows seamlessly into a bespoke fitted kitchen, thoughtfully designed with both style and practicality in mind. A separate utility room provides additional convenience.

To the first floor, the property continues to impress with four well-proportioned double bedrooms and a family bathroom. The principal suite is a true highlight, featuring bi-fold doors opening onto a private balcony, perfectly positioned to take in the breath taking coastal views. This luxurious space is further enhanced by a walk-in L-shaped dressing room and en-suite shower room. Bedroom two also benefits from its own en-suite, ideal for guests or family members seeking additional privacy.

From the first floor, a ladder-style staircase provides access to a substantial loft room, offering excellent additional space and suited to a variety of uses.

Externally, the property is equally impressive. Set well back from the road behind electric gates, a shingle driveway provides extensive parking alongside a detached double garage with electric charging point. A notable addition is the detached one bedroom annexe, recently refurbished as a sitting room/home office, cloakroom, kitchen/store area and bedroom/office—perfect for those working from home, additional income (stp), multi-generational living, or even conversion into a gym or studio.

The rear garden enjoys a south-westerly aspect, ideal for enjoying afternoon and evening sun, and is a true lifestyle feature of the home. Gated access at the rear leads to a private pathway, providing direct access down to the beach and waterfront, offering a rare opportunity to enjoy coastal living at its finest.

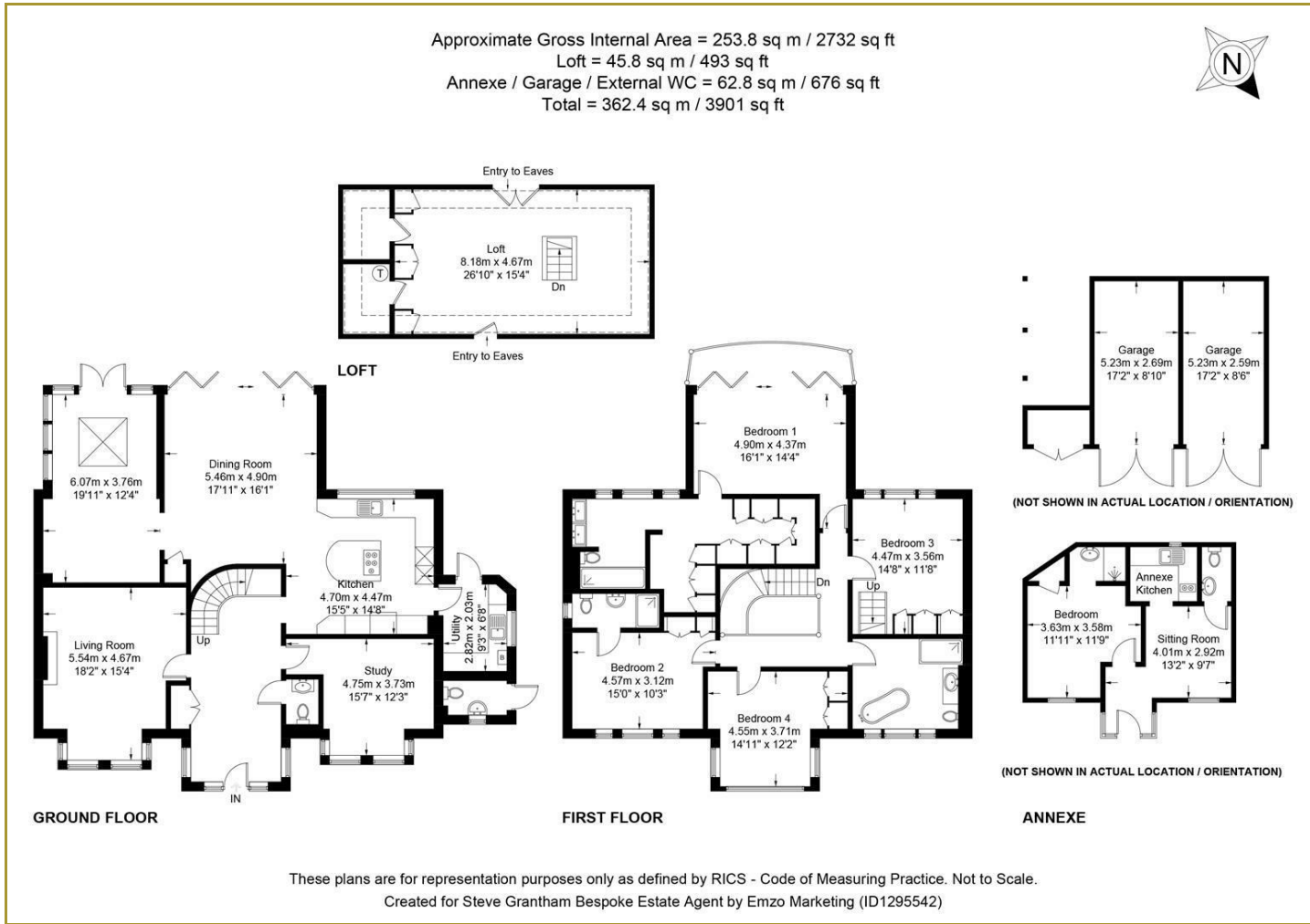
The Drift House represents a unique opportunity to acquire a substantial, beautifully designed home in an enviable waterside setting, combining space, flexibility, and truly stunning surroundings.



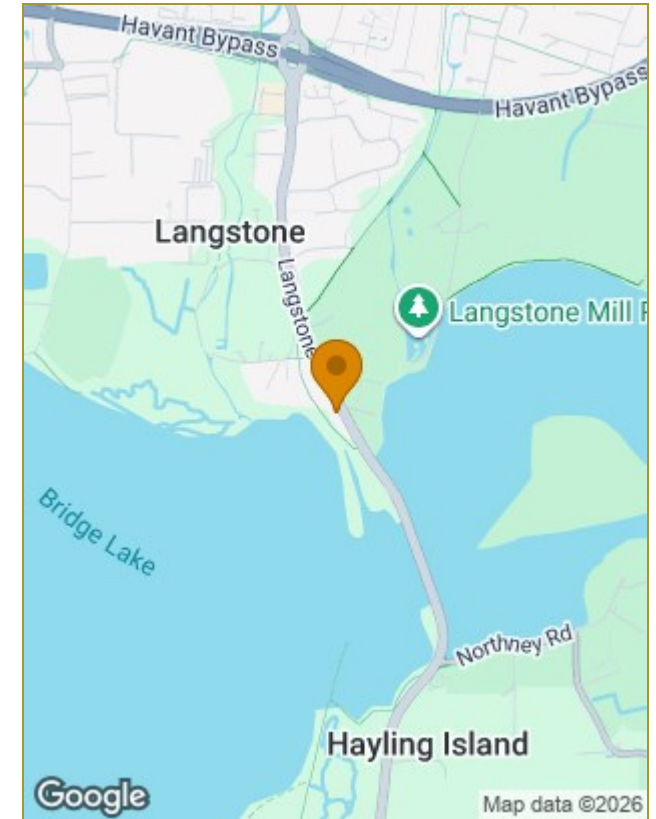




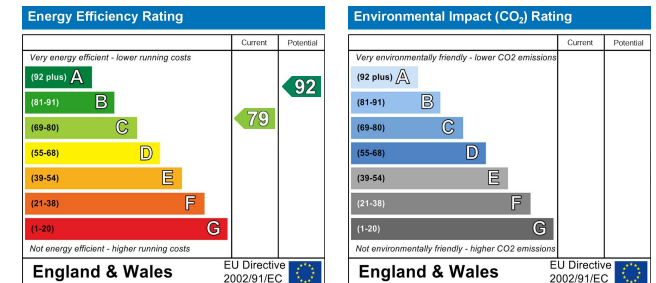
Floor Plans



Location Map



Energy Performance Graph



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