

56A Bracklesham Road
Hayling Island



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2,393 sq ft (222 sq m) incl gym room/garage | Freehold
Contemporary coastal property
2 person lift to all floors
2 reception rooms | 3 bedrooms | 3 bathrooms

Guide price £1,175,000

A striking contemporary coastal home offering luxurious finishes, a private lift, and elevated views, situated in a highly desirable setting just moments from the beach on Hayling Island.

This exceptional modern detached home offers nearly 2,200 sq ft of well-balanced contemporary accommodation arranged over three floors. Designed to maximise its coastal setting, the property features a private passenger lift to all levels, alongside a striking open-tread staircase with glass balustrades and a stone-effect feature wall, creating a strong architectural focal point.

The ground floor accommodation flows from a welcoming reception hall into a versatile family/sitting room with bi-fold doors opening directly onto the rear terrace. A spacious, well-equipped utility room, an integral garage currently utilised as a home gym, and a shower room complete this level. The first floor provides three generously proportioned bedrooms and a sleek family bathroom. The principal bedroom is particularly well appointed, featuring a freestanding bath, walk-in wardrobe and a contemporary en suite.

The top floor is dedicated to an impressive open-plan kitchen, dining and drawing area. Filled with natural light from a central roof lantern, the kitchen is fitted with sleek gloss cabinetry, a central island and integrated appliances. From the sitting area, bi-folding doors open onto a further seating/breakfast area with glass-balustraded balcony, offering open views across the garden.

The property is approached via a block-paved driveway providing ample off-road parking and access to the garage which is tiled floor with underfloor heating and built to the same standard as the rest of the house. To the rear, the landscaped garden offers a practical and attractive outdoor space, featuring a paved terrace with hot tub and steps leading down to a level lawn bordered by mature trees, fencing and contemporary timber sleeper beds

Location

Bracklesham Road occupies a convenient position on south-eastern tip of Hayling Island, a sought-after coastal location on the Hampshire coast known for its relaxed seaside lifestyle and access to miles of shoreline and harbour scenery. Hayling Island has always been a particularly popular location for water enthusiasts; indeed the sport of windsurfing is believed to have originated here some 50 years ago. There are about 3 miles of seafront beaches as well as tennis courts and, to the west, the Hayling Island Golf club. The 4 mile long 'Hayling Billy' coastal path has two tracks, offering different paths for horse riders on one side and pedestrians and cyclists on the other. The path runs along the western coast of most of the island and offers some stunning views of Langstone Harbour. Hayling Island Sailing Club, a RYA Centre of Excellence and Olympic training centre is in close proximity, and Sparkes Marina is also conveniently placed nearby.

Local day-to-day amenities are available nearby on the island, while more extensive shopping, leisure and dining facilities can be found in Havant, Emsworth and the cathedral city of Chichester, with the maritime city of Portsmouth also within easy reach.

The connected south island villages of Eastoke, Mengham, South Hayling and West Town provide a wealth of everyday amenities including local shops, restaurants, cafés and supermarkets.

There are also primary schools in the area, and one state secondary school on the island.

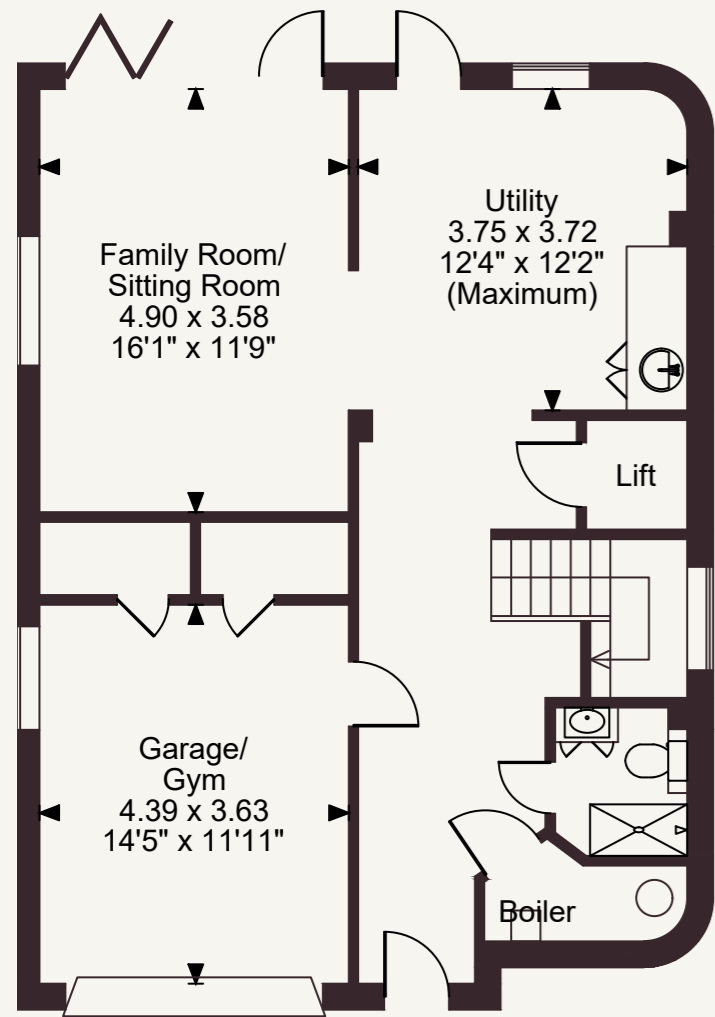
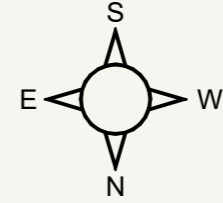
Havant is just a short drive away on the mainland, with a wider choice of shopping, supermarkets and leisure facilities. The area is well connected, with the A27 nearby leading to the A3(M) and M27. Havant mainline station, seven miles away, offers services to London Waterloo, taking approximately an hour and a quarter.

General

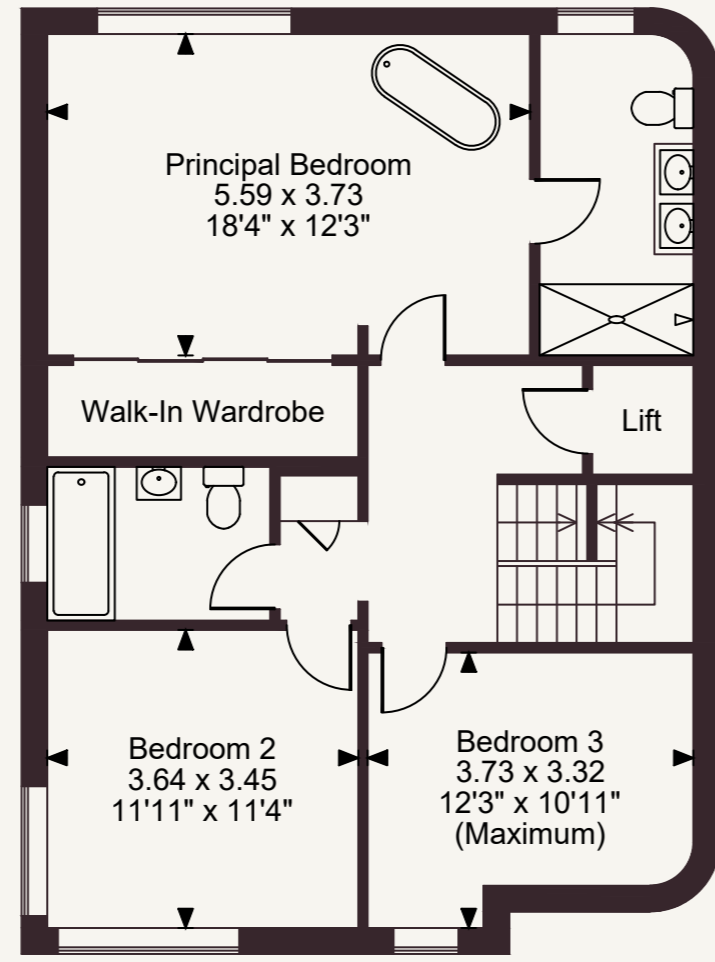
Local Authority: Havant Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band F
EPC Rating: B
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



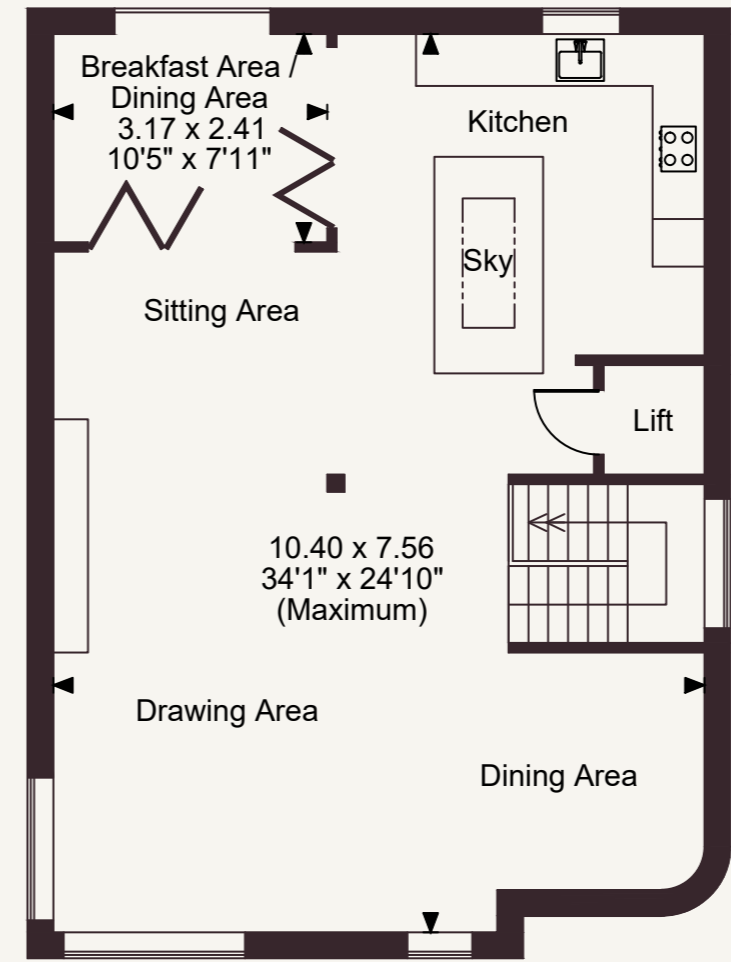
Bracklesham Road, Hayling Island
 Main House internal area 2,187 sq ft (203 sq m)
 Garage/Gym internal area 206 sq ft (19 sq m)
 Total internal area 2,393 sq ft (222 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Strutt & Parker Chichester
 31 North Street, PO19 1LY
 01243 832600, chichester@struttandparker.com

@struttandparker struttandparker.com

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