



Waterside

Marshlands, Gutner Lane, Hayling Island, Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Marshlands, Gutner Lane, Hayling Island, Hampshire, PO11 0RN

A three-bedroom single storey property in a stunning, private waterside position, with far reaching coastal views and private jetty

Havant town centre 3.4 miles, Havant mainline station 3.7 miles (1 hour 15 minutes to London Waterloo), A3(M) 4.4 miles, Portsmouth 10 miles, Gatwick Airport 60 miles

Sitting room | Study | Dining area | Kitchen
Utility | 3 Bedrooms | 2 Bathrooms | Garage
Carport | Greenhouse | Shed | Garden | EPC
Rating F

The property

Marshlands is a splendid waterside family home offering light and airy accommodation arranged across a single, accessible level. The main reception room is the triple aspect sitting room, with its brick-built fireplace and south-facing views across the garden and water beyond. There is also a well-equipped kitchen with an integrated double oven and hob, and space for all the necessary appliances, while the adjoining dining area has a logburner, space for a dining table and sliding glass doors opening to the garden.

There are three comfortable double bedrooms, one of which has built-in wardrobes, as well as a study, which is ideal for private home working. The property also has two family bathrooms.

Outside

The property is accessed via a private road and single-track driveway, which leads to a tarmac parking area and the single garage and adjacent carport.

The garden is mostly at the rear and enjoys a tranquil, sunny, south-facing aspect overlooking the historic coastline of this part of Chichester harbour. It enjoys a spectacular south easterly view across the water to East Head, Sandy Point and the wider harbour together with a fantastic view of the dramatic entrance to the harbour which is a wonderful haven to yachtsman, fisherman and wildfowlers alike. There are areas of lawn, a patio for al fresco dining and various mature trees and established shrubs and hedgerows.

Unusually, there is an area of sea shore as part of the property, which includes a drying mooring and a concrete jetty providing direct access to Chichester Harbour, for stunning sailing opportunities.











Location

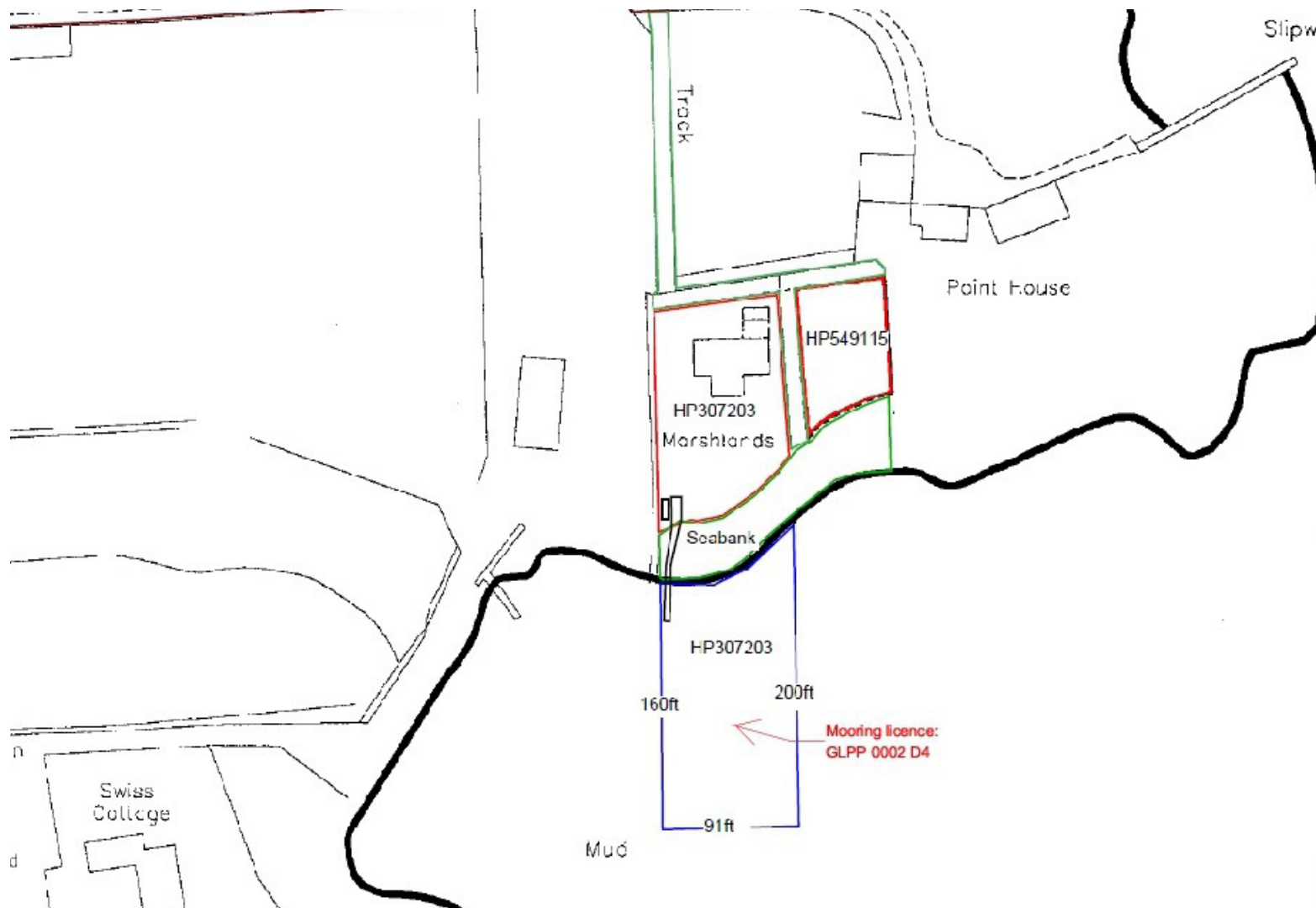
The property occupies a secluded position in the north of sought-after Hayling Island, overlooking the natural open waters of Chichester Harbour.

The area is designated as part of the National Landscape, (formerly AONB, and area of SSSI, and a Special protected area, and is therefore ideal for enjoying the great outdoors, with sailing in the estuary and beautiful beaches in the south of the island. Historically the oyster men of old would come down to the foreshore and wade out into the water here to collect the oysters.

The north of the island has various everyday amenities and facilities in several villages, while further amenities can be found in the larger, connected villages to the south of the island, including local shops and supermarkets. Havant is also just a short drive away on the mainland, with its choice of shopping, supermarkets and leisure facilities. Historic Portsmouth, the South Downs National Park and the cathedral city of Chichester are easily accessible and offer even more extensive facilities.

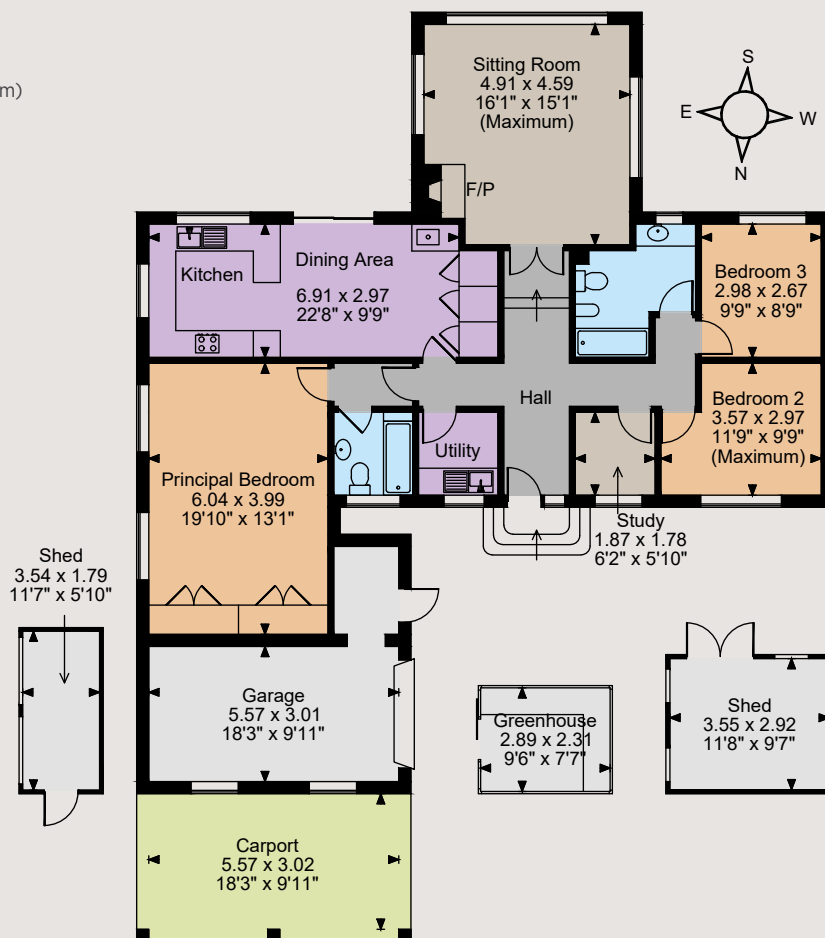
Hayling Island provides both primary and secondary schooling, with further state and independent schooling available in Havant and Portsmouth.

The area is well connected, with the A27 nearby leading to the A3(M) and M27. Havant mainline station, less than five miles away, offers services to London Waterloo, taking approximately an hour and a quarter.



Floorplans

Main house internal area 1,327 sq ft (123 sq m)
 Garage internal area 215 sq ft (20 sq m)
 Greenhouse and sheds internal area 249 sq ft (23 sq m)
 Total internal area 1,791 sq ft (166 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

Please speak to the agent for detailed directions.

General

Local Authority: Havant Borough Council
Services: Mains electricity and water. Private drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £975,000

Flooding: Information can be found here <https://check-long-term-flood-risk.service.gov.uk/postcode>

Strutt and Parker have been advised by the vendor that the house has never flooded as it was designed and built with its environment in mind, however ground water has entered the garden and garage on only two occasions in the current owners 30 year ownership. Please speak to agent for details.

Agents Note: The property has a number of covenants associated with the Title. Please ask the agent for further details.

Chichester

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