



The Beach House  
Southwood Road, Hayling Island Hampshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A five bedroom property with direct beach access and stunning coastal views

A detached family home configured to maximise the beachfront location and views. Combining quality fixtures and fittings and neutral décor throughout, the property provides an elegant and practical living and entertaining environment. It is located on the favoured south side of a sought-after island, near to local amenities



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY**



**BEACHFRONT LOCATION**



**FREEHOLD**



**VILLAGE**



**2,007 SQ FT**



**£945,000 GUIDE PRICE**

### The property

The Beach House offers more than 2,000 sq ft of light-filled, flexible accommodation arranged in an upside-down configuration over two floors, designed to maximise the stunning southerly views from the rear aspect over the beach and The Solent. With an A grade energy rating, air source heat pump and solar panels, this energy efficient property is ideal as a family or holiday home, or for use as high-quality self-catering accommodation. The property is decorated in a neutral palette throughout, and fixtures and fittings include pale Karndean flooring to create an elegant yet practical living and entertaining space. The ground floor accommodation flows from a welcoming reception hall with a modern cloakroom/family bathroom. It includes a principal bedroom with a freestanding rolltop bath positioned to enjoy views of the rear garden and coast, alongside a contemporary en suite shower room. There are four additional bedrooms — one with built-in storage and another, accessed via the family room, overlooking the rear patio. The ground floor is completed by a fitted utility room and a generous family room featuring wood-

lined walls and bi-fold doors opening onto a sizeable part-covered patio and the rear garden beyond. Stairs rise from the reception hall to an extensive 38 ft open plan first floor room with wood-lined walls and a vaulted ceiling, which benefits from an en suite cloakroom and useful eaves storage running the full length of each side of the room. The space is configured to provide a front aspect kitchen with a range of contemporary base units, complementary work surfaces and splashbacks and modern integrated appliances together with drawing and dining areas with space for sizeable seating and dining areas, the current drawing area having patio doors to a 19ft rear aspect balcony overlooking the beach.

### Outside

The property is approached via a gravel driveway that provides private off-street parking. The rear garden, a particular feature of this property, is gravelled both for ease of maintenance and to provide a seamless segue to the beach and features a sizeable paved patio area, part-covered by the first-floor balcony, ideal for entertaining and al fresco dining.



## Outside Cont'd

The lovely rear garden is screened by mature shrubs and hedging and with a low-level wall separating the garden from the beach and The Solent beyond.

## Location

Located off the south coast of England and connected to the mainland by a road bridge at its northern end and by a pedestrian ferry at the southern end, Hayling Island is renowned as a windsurfing and sailing centre and also has a tennis club, links golf course, local shopping and primary and secondary schooling.

Havant is easily accessible and offers supermarket and retail facilities, and train services to London Waterloo (1 hr 34 mins) and Victoria (1hr 55 mins). More extensive facilities, including the renowned Festival Theatre, are available in the Cathedral City of Chichester.

The A27 is 2 miles distant and provides links to the national motorway network.

## Distances

- A27 (Langstone) 5 miles
- Havant 6.1 miles
- Chichester 16.5 miles
- Southampton Airport 27.5 miles
- London Gatwick Airport 63.4 miles
- Central London 76.2 miles

## Nearby Stations

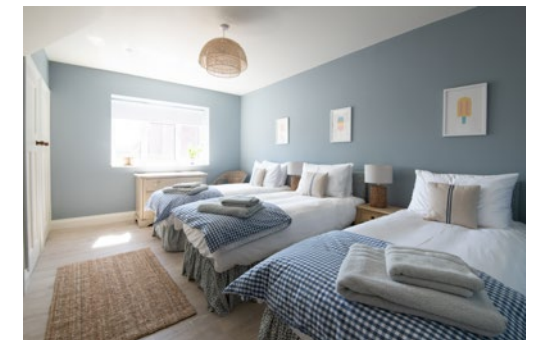
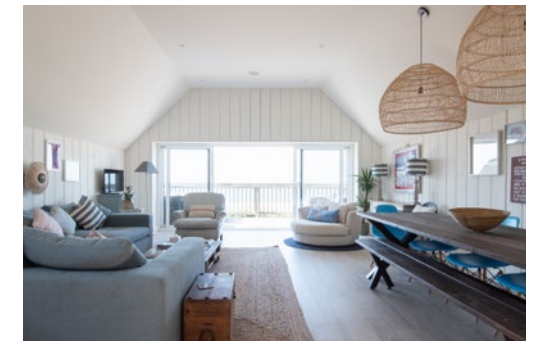
- Havant

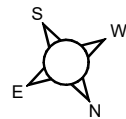
## Key Locations

- Langstone Harbour
- Hayling Island Sailing Club
- Staunton Country Park
- Southsea Castle
- Portsmouth Historic Dockyard

## Nearby Schools

- Mayville
- Portsmouth High School





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

House internal area 2,007 sq ft (186 sq m)

Balcony external area 140 sq ft (13 sq m)

For identification purposes only.

## Directions

PO11 9QF

what3words: ///options.butchers.shuttle - brings you to the driveway

## General

**Local Authority:** Havant Borough Council

**Services:** Mains electricity, water and drainage, air source heat pump and solar panels

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** A

**Tenure:** Freehold

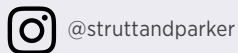
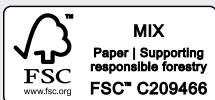
## Chichester

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