

39A St Marys Road  
Hayling Island, Hampshire



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& Parker

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3,857 sq ft (358 sq m) | Freehold  
3 reception rooms | 4/5 bedrooms  
3 bathrooms | Double garage

Guide price £1,250,000

A beautifully presented village home, just a short distance from the shoreline, offering bright, airy, and versatile living spaces. Ideally positioned near sandy beaches, the golf club, and everyday amenities, it perfectly combines comfort with convenience.

39A St. Marys Road offers appealing architectural features and contemporary styling. This detached property features generously proportioned rooms filled with natural light, complemented by fresh neutral décor that creates a calm and relaxed ambience.

Decorative glazing at the entrance creates a welcoming introduction to a spacious reception hall. The drawing room and adjoining family room each feature fireplaces and picture windows, providing comfortable and inviting living spaces, while the formal dining room with bay window offers an ideal setting for entertaining. The kitchen/breakfast room is fitted with modern cabinetry to three walls, provides ample space for casual dining, and includes French doors opening directly to the rear garden. A bright and spacious utility room sits adjacent, offering practical storage and laundry space.

The upper floor comprises four well-proportioned bedrooms and a family bathroom with corner bath and separate shower. A lower-ground floor en suite room provides flexibility as a guest bedroom or additional accommodation, particularly suited for ease of access if required. Further accommodation includes a well-fitted study, a shower room, and a cloakroom.

The property benefits from a double garage/gym with first-floor space above, together with a timber-clad studio offering excellent versatility. A separate garden store provides additional practical storage. The gardens are neatly landscaped, featuring lawns, planted borders, and a mix of sunny and shaded seating areas ideal for relaxation and outdoor dining. Mature shrubs, trees, and hedging create a sense of privacy, while trellis fencing allows glimpses towards adjoining farmland and a gate provides direct access to local walks. To the front, a gravelled driveway offers ample parking, including space for boat storage.

### Location

The property is located on Hayling Island, a popular coastal destination known for its relaxed lifestyle, strong sailing heritage, and excellent access to the sea. It is well placed for local shops, cafés, and everyday amenities, while the nearby seafront offers miles of beaches, coastal walks, and a wide range of watersports opportunities. The area is served by several well-regarded independent schools including The Portsmouth Grammar School, Portsmouth High School GDST, and Mayville High School in Southsea. For more comprehensive facilities, the historic city of Portsmouth is within convenient driving distance, offering extensive shopping, dining, and leisure amenities, along with mainline rail services to London. The island is connected to the mainland via a single road bridge, providing straightforward access to the A27 for routes along the south coast, including Chichester and Southampton.

### General

Local Authority: Havant Borough Council

Services: Mains electricity, gas, water & drainage

Council Tax: Band G

EPC Rating: C

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



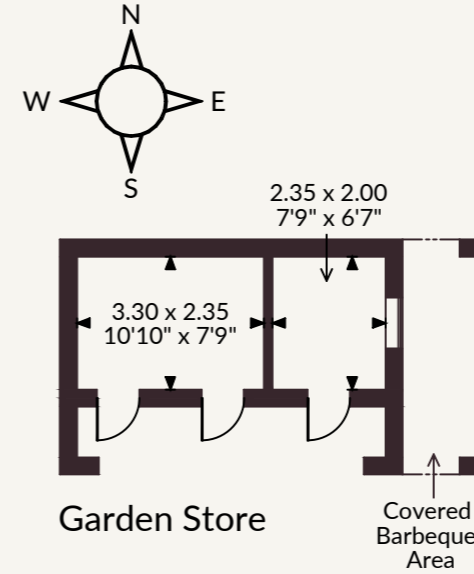
St. Marys Road, Hayling Island

Main House internal area 3,857 sq ft (358 sq m)

Garage Building internal area 777 sq ft (72 sq m)

Garden Store & Garden Studio internal area 368 sq ft (34 sq m)

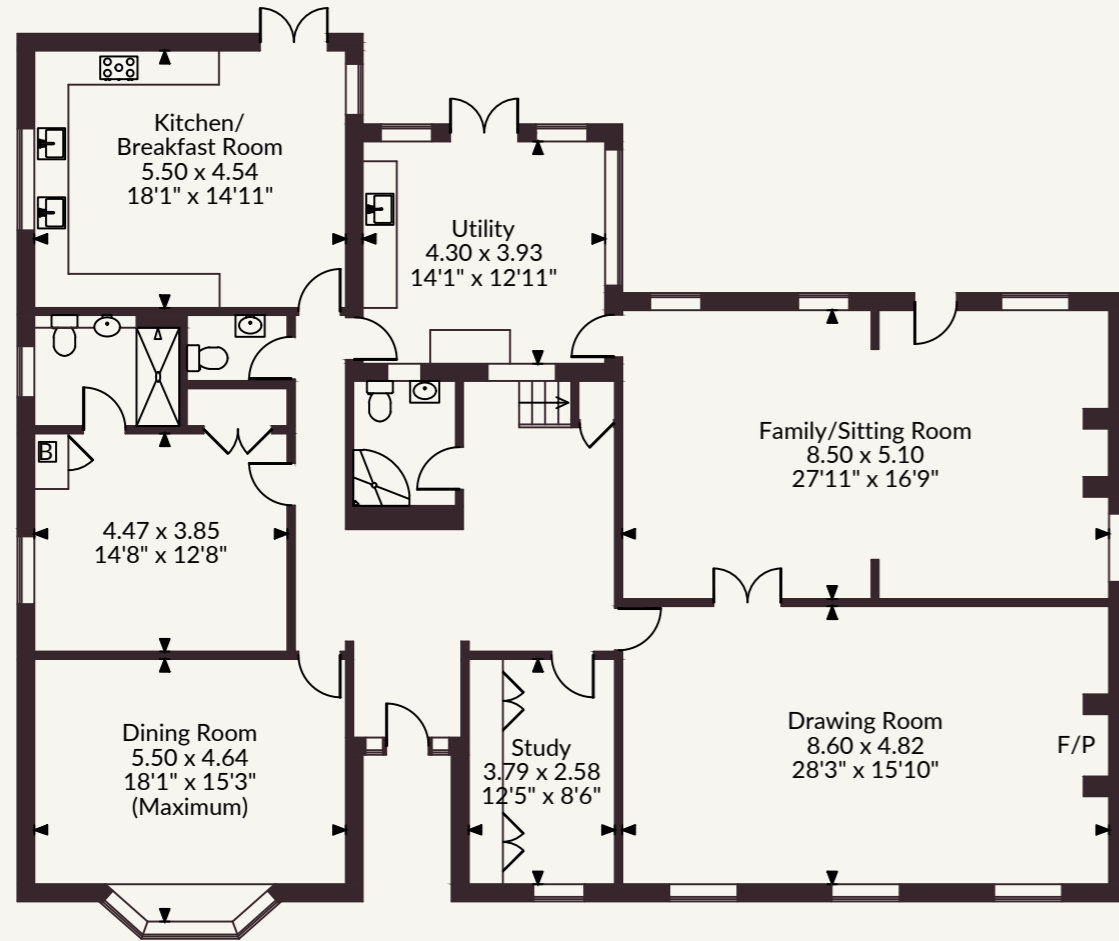
Total internal area 5,002 sq ft (465 sq m)



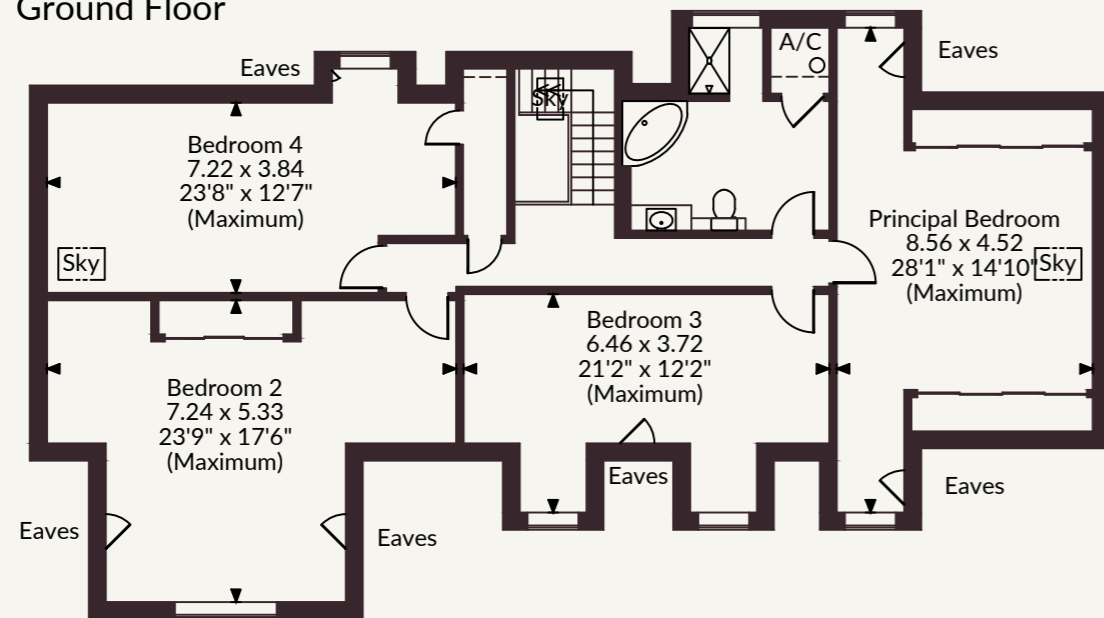
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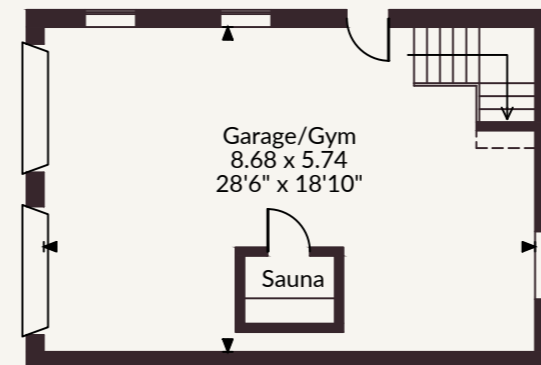
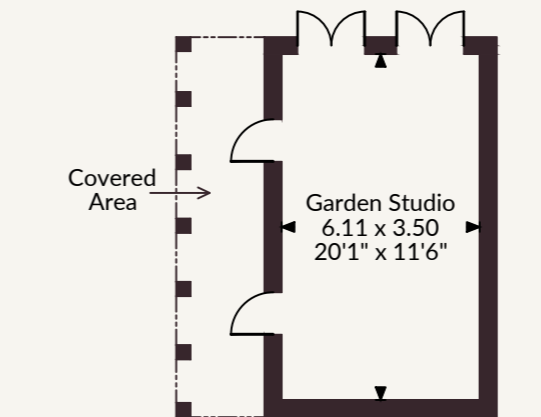
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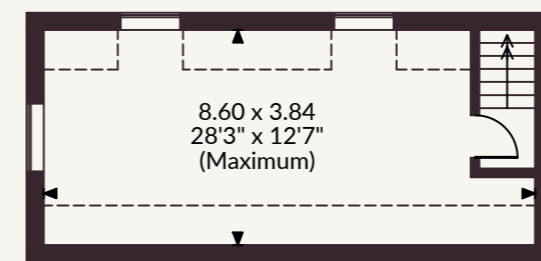
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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