



2 Wittering Road,
Hayling Island, Hampshire



Waterside

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A wonderfully appointed detached four-bedroom home with panoramic views across Chichester Harbour

A highly attractive detached home with spacious, light and airy accommodation and four double bedrooms on the lower level, as well as an upper entertaining area opening onto the terrace with magnificent elevated views across the water.



1 RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



GARAGE AND BOAT STORE



GARDENS AND BALCONY



FREEHOLD



VILLAGE



1,760 SQ FT



**GUIDE PRICE
£1,200,000**



The property

2 Wittering Road is a splendid four-bedroom detached house with attractive, airy accommodation, set in a stunning position on the eastern tip of Hayling Island. The property overlooks a peaceful inlet on Sandy Point, with the open water of Chichester Harbour beyond. It features white rendered and clad elevations, while inside there is attractive, comfortable living space with elevated waterside views.

The main living and entertaining area is located on the first floor, surrounded by roof terracing and taking advantage of the far-reaching sea views. The main reception room is the 27ft sitting room, which benefits from a triple aspect with panoramic windows and sliding glass doors opening onto the roof terrace. There are painted beams overhead, while the room has space for both a seating area and a dining table, or two discreet seating areas. Adjoining the sitting room in a semi open-plan layout is the kitchen and dining area. There are fitted kitchen units to base and

wall level, as well as integrated appliances including a gas hob, while the room also provides space for a family dining table.

There are four large double bedrooms of similar proportions located on the ground level. These include the principal bedroom, which has its own washbasin and opens onto the rear gardens via sliding glass doors. One further bedroom at the rear has sliding glass doors opening onto the gardens, while another bedroom has a door providing side access. The ground floor has a family bathroom with a separate shower unit, as well as a shower room. An additional shower room on the first floor completes the accommodation.





Outside

At the front of the house, the paved driveway provides parking space for several vehicles. The integrated garage provides useful storage, while there is also a carport or shelter providing further parking space as well as an additional boat and bicycle store.

The gardens are mostly to the side and rear, and feature areas of lawn, dotted and bordered by mature hedgerows and various shrubs, flowering perennials and trees.

The gardens back directly onto the tranquil waters of Sandy Point's natural harbour, and are protected by the recently built flood defences. The roof terrace provides additional space for relaxing and al fresco dining, as well as those incredible waterside views.

Distances

- South Hayling 2.1 miles
- West Town 2.8 miles
- Havant 7.0 miles
- Portsmouth 14 miles

Nearby Stations

- Havant

Key Locations

- Langstone Harbour
- Eastoke Corner Beach
- Staunton Country Park
- Southsea Castle
- Portsmouth Historic Dockyard

Nearby Schools

- Mayville
- Portsmouth Grammar school





Location

The property occupies a secluded position on the south-eastern tip of Hayling Island, overlooking the natural open waters of Chichester 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.

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.

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.

The setting is ideal for enjoying the great outdoors, with sailing in the estuary and beautiful beaches in the south of the island.







Floorplans

House internal area 1,537 sq ft (143 sq m)
Garage internal area 109 sq ft (10 sq m)
Boat/bicycle store internal area 114 sq ft (11 sq m)
Total internal area 1,760 sq ft (164 sq m)

For identification purposes only.

Directions

PO11 9SP

what3words: ///along.inversely. forkful - brings you to the driveway

General

Local Authority: Havant Borough Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band G

EPC Rating: E

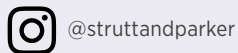
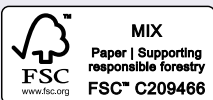
Chichester

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