

2A Wittering Road,
Hayling Island, Hampshire



Strutt
& Parker

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1,373 sq ft (128 sq m) | Freehold
2 reception rooms | 4 bedrooms
Rooftop terrace | Coastal location

Guide price £1,100,000

A light and airy detached home situated in a sought-after coastal location on Hayling Island, offering flexible living spaces and a generous roof terrace with elevated views.

2A Wittering Road is a contemporary detached property offering a distinctive inverted layout designed to maximise natural light and outlook. Positioned in a desirable coastal setting on Hayling Island, the home provides nearly 1,400 sq ft of well-balanced accommodation arranged over two floors, with a focus on flexible living and easy indoor-outdoor flow.

The first floor forms the main living level and the heart of the home, featuring an expansive, triple-aspect open-plan drawing room. This bright and versatile space accommodates both sitting and dining areas, with large windows and double doors drawing in natural light and providing views over the surrounding greenery. The modern open-plan kitchen is fitted with a range of sleek cabinetry, generous work surfaces and integrated appliances. Also on this level is a separate family room, offering an additional reception space and access to the external spiral staircase leading up to the roof terrace. A cloakroom completes the upper floor.

The ground floor provides four well-proportioned bedrooms all with built-in wardrobes. The principal bedroom benefits from a contemporary en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with neutral tiling and quality fittings. The internal presentation throughout is clean and understated, with light-toned finishes and well-placed glazing contributing to a sense of space and calm.

Externally, the property is well served by its impressive roof terrace, offering a private and elevated setting for outdoor seating and entertaining, with panoramic views across Chichester Harbour and towards the South Downs. The garden is well maintained and includes a lawned area, greenhouse and a substantial garden store, providing useful additional storage and versatility.

Location

Occupying a secluded position on the sought-after south-eastern tip of Hayling Island, the property enjoys views from its upper floors and rooftop terrace across the open waters of Chichester Harbour and towards the South Downs. The prestigious Hayling Island Sailing Club is very close, while Sparkes Marina is conveniently located nearby, making this an exceptional setting for sailing enthusiasts and those seeking a waterside lifestyle. Hayling Island is renowned for its outstanding watersports facilities and is widely regarded as the birthplace of windsurfing in the UK. The island offers approx three miles of attractive seafront beaches, an excellent range of sporting and recreational amenities including sailing, tennis, bowling and a variety of other coastal pursuits. The highly regarded Hayling Golf Club further enhances the area's appeal. The nearby King Charles III England Coast Path provides miles of scenic coastal walking, while the surrounding shoreline, nature reserve and protected habitats offer spectacular scenery and abundant wildlife, making the area particularly attractive to walkers, cyclists and nature lovers.

The villages of Eastoke, Mengham and West Town provide a comprehensive range of day-to-day amenities, including independent shops, cafés, restaurants, supermarkets and healthcare facilities. The Island also benefits from a selection of primary schools and a secondary school, making it well suited to families. The mainland town of Havant lies a short drive away and offers extensive shopping, leisure and transport facilities. Excellent road links via the A27, connecting to the A3(M) and M27, provide access to Portsmouth, Chichester, Guildford and London. Havant railway station offers regular mainline services to London Waterloo in approx 75 minutes.

Combining a peaceful coastal setting with exceptional leisure opportunities and excellent transport connections, this highly desirable location is perfectly suited to those seeking an active outdoor lifestyle, with sailing, watersports, coastal walks, beaches and countryside all readily accessible from the doorstep.

General

Local Authority: Havant Borough Council

Council Tax: Band E

Services: Mains gas, electricity, water and drainage

EPC Rating: E

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



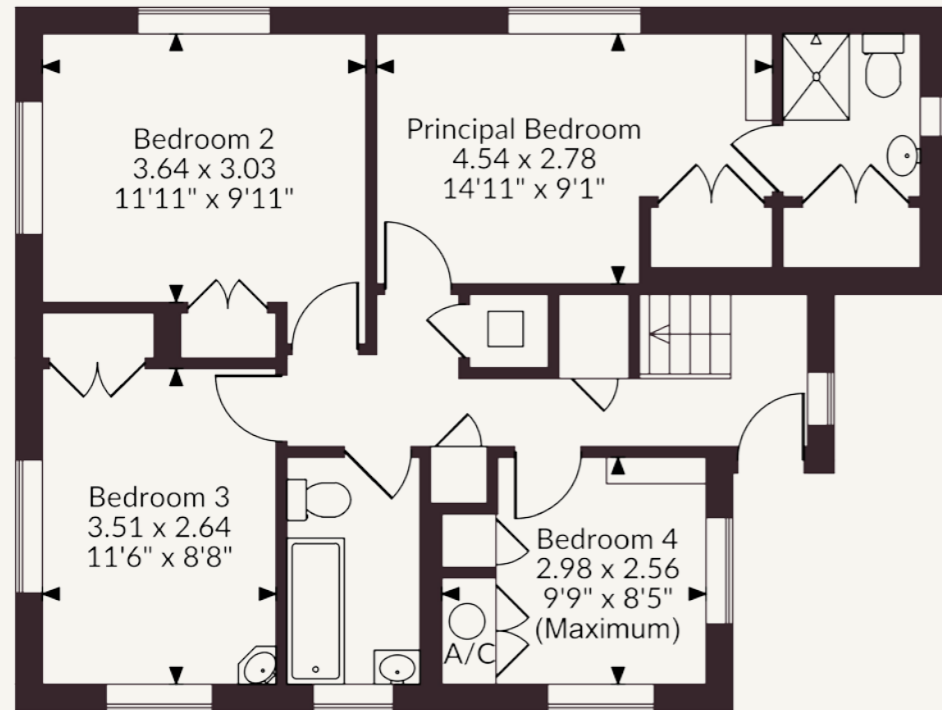
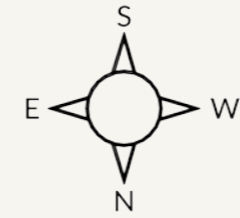
Wittering Road, Hayling Island

Main House internal area 1,373 sq ft (128 sq m)

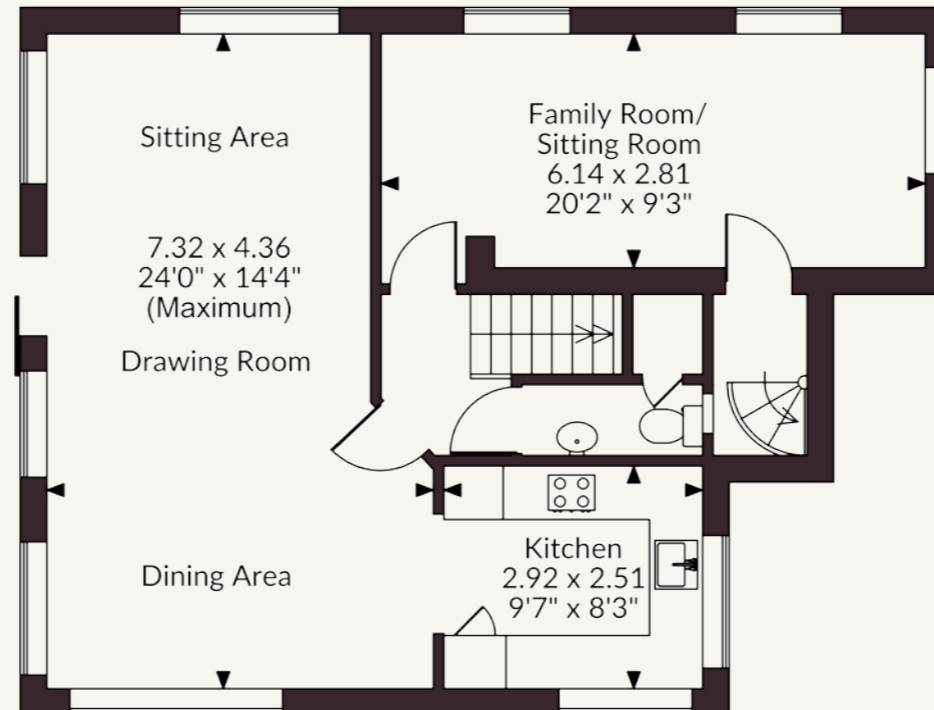
Greenhouse & Garden Store internal area 157 sq ft (15 sq m)

Roof Terrace external area = 179 sq ft (17 sq m)

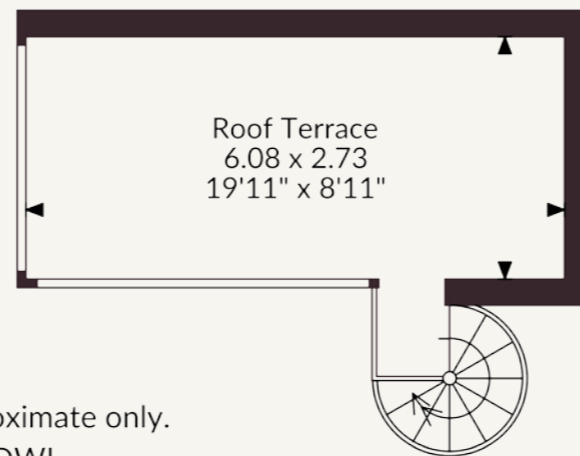
Total internal area 1,530 sq ft (142 sq m)



Ground Floor



First 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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