

Asking Price £475,000 | Freehold

Rails Lane, Hayling Island PO11 9LW

LEADERS





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- Spacious detached 1930s chalet-style home
- Much improved and extended over the years
- Character features throughout
- Generous and flexible accommodation
- Conservatory
- Garage and driveways to both sides
- Close to Eastoke park and local shops
- Short walk to the seafront and coastline

Dating from the 1930s, this attractive detached property retains a wealth of character and stunning original features, while having been thoughtfully extended and improved over the years to create comfortable, well-presented and versatile family accommodation. Lovingly cared for by the current owner, the property offers generous living space and a flexible layout suitable for a variety of family requirements.

The ground floor provides spacious reception rooms, together with a welcoming front porch/veranda and a useful conservatory overlooking the garden. The accommodation benefits from gas central heating and offers excellent potential for those seeking a substantial family home with character.

Outside, the property enjoys a private garden, providing a pleasant space for relaxing and entertaining. A particular benefit is the garage and driveway parking to both sides of the property, providing ample off-road parking for several vehicles.

The location is particularly appealing, being within easy reach of Eastoke's local shops and amenities, with a nearby park and the seafront just a short walk away. Hayling Island's coastline and beaches are therefore readily accessible, making this an ideal home for those wanting to enjoy a coastal lifestyle while remaining close to everyday conveniences.

















An excellent opportunity to acquire this spacious and much-improved detached chalet-style home, ideally situated in the popular Eastoke area of Hayling Island, close to the seafront, local shops, amenities and nearby park.

Nestled on the southern coast of Hampshire, Hayling Island is a vibrant seaside community renowned for its sandy beaches, sailing clubs, and coastal charm. The island offers a perfect mix of relaxed coastal living and modern convenience, making it ideal for families, retirees, and water-sports enthusiasts alike.

Residents enjoy easy access to a variety of outdoor activities, from sailing, kayaking, and paddleboarding to scenic walks along the seafront and nature reserves. The island is also home to a selection of local cafés, shops, and restaurants, offering a welcoming community atmosphere.

For commuters, Hayling Island benefits from excellent road connections to the A27 and A3(M), with Havant town centre and its mainline rail station just a short drive away, providing fast services to Portsmouth and London Waterloo. Nearby schools, healthcare facilities, and amenities add to the island's appeal as a desirable year-round or holiday location.

Agent Notes:

Successful purchasers will be required to complete online identity checks via Lifetime Legal. The cost is £96 inc. VAT per purchase, payable directly to Lifetime Legal. This includes identity verification in line with HMRC requirements and mover protection.







Total floor area: 167.2 sq.m. (1,800 sq.ft.)

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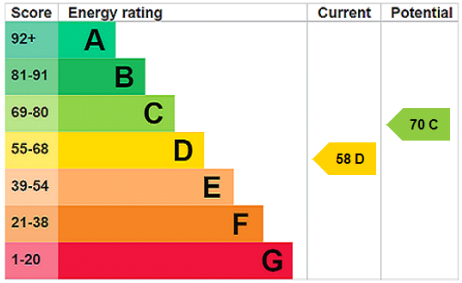
Key Information

Local Authority
Havant Borough Council

Council Tax
Band = D

Tenure
Freehold

EPC
Rating = D



Emsworth Sales
11 North Street, Emsworth
Hampshire
PO10 7BY

T: **01243 374711**
emsworth.sales@leaders.co.uk
leaders.co.uk

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