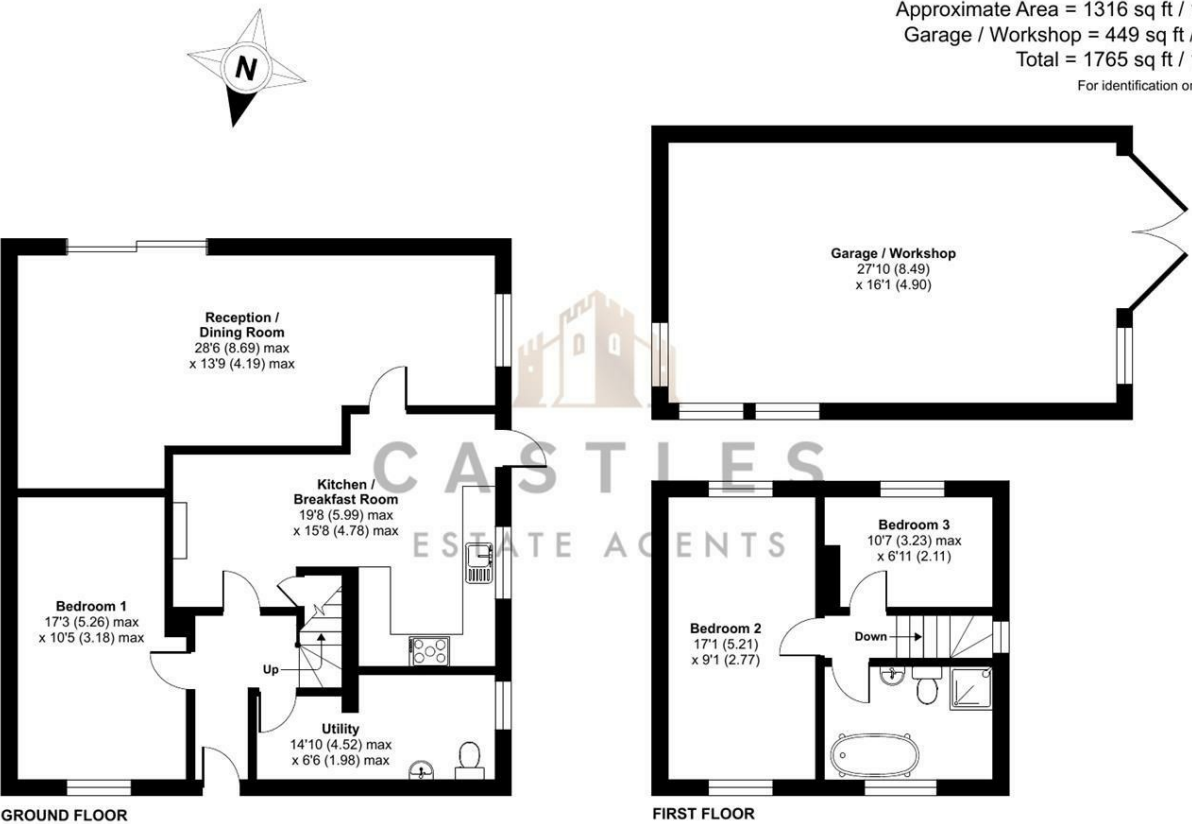


Northney Lane, Hayling Island, PO11

Approximate Area = 1316 sq ft / 122.2 sq m
Garage / Workshop = 449 sq ft / 41.7 sq m
Total = 1765 sq ft / 163.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1365272

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Planned	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2029/10EC	England & Wales

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



11 Northney Lane
Hayling Island, PO11 0SE

We are pleased to welcome to the market this three bedroom semi detached property with off road parking and garage located in Northney Lane Hayling Island.

The property has undergone a big transformation under the current owners tenure including two brand new bathrooms, a new kitchen along with new windows, re-wired electrics and new heating system.

The ground floor consists of a large open plan lounge diner across the rear overlooking the extensive garden. A new modern kitchen is situated in the centre of the home with a double bedroom and shower room/ utility.

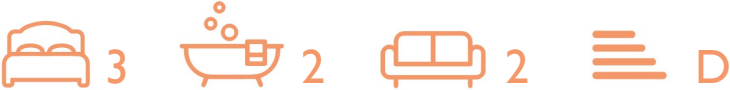
Moving upstairs there are two more bedrooms and a large bathroom comprised with separate tub, shower, wash basin and w/c.

Eternally the property has a driveway for 4-5 vehicles which leads up to the huge garage/workshop. This could easily be converted into a work from home space, bar, summer house or gym etc. The rear garden is a generous size and made up of lawns and paving.

For more information or to arrange a viewing on this property please call Castles today.

Asking price £500,000

11 Northney Lane
Hayling Island, PO11 0SE



- THREE BEDROOMS
- SEMI-DETACHED
- LARGE PLOT
- NEW WINDOWS
- REWIRED ELECTRICS
- TWO BATHROOMS
- OFF ROAD PARKING
- GARAGE
- NEW BOILER
- NEW KITCHEN & BATHROOMS

- LOUNGE DINER**
28'2" x 13'5" (8.6 x 4.1)
- KITCHEN / BREAKFAST ROOM**
19'4" x 15'5" (5.9 x 4.7)
- UTILITY / SHOWER ROOM**
14'9" x 6'2" (4.5 x 1.9)
- BEDROOM ONE**
17'0" x 10'2" (5.2 x 3.1)
- BEDROOM TWO**
17'0" x 8'10" (5.2 x 2.7)
- BEDROOM THREE**
10'5" x 6'10" (3.2 x 2.1)
- BATHROOM**
- GARAGE / WORKSHOP**
27'6" x 16'0" (8.4 x 4.9)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree

a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

