



## 2 Sidlesham Close, Hayling Island

Guide Price £425,000 Freehold



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### Hayling Island

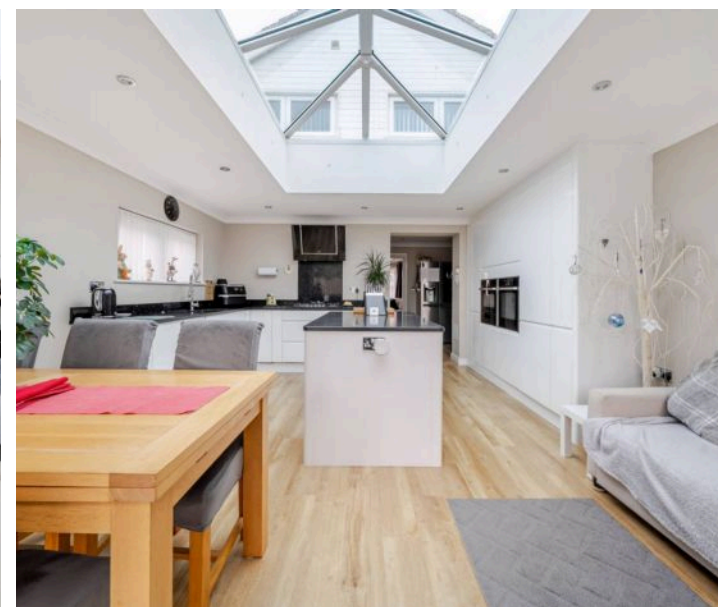
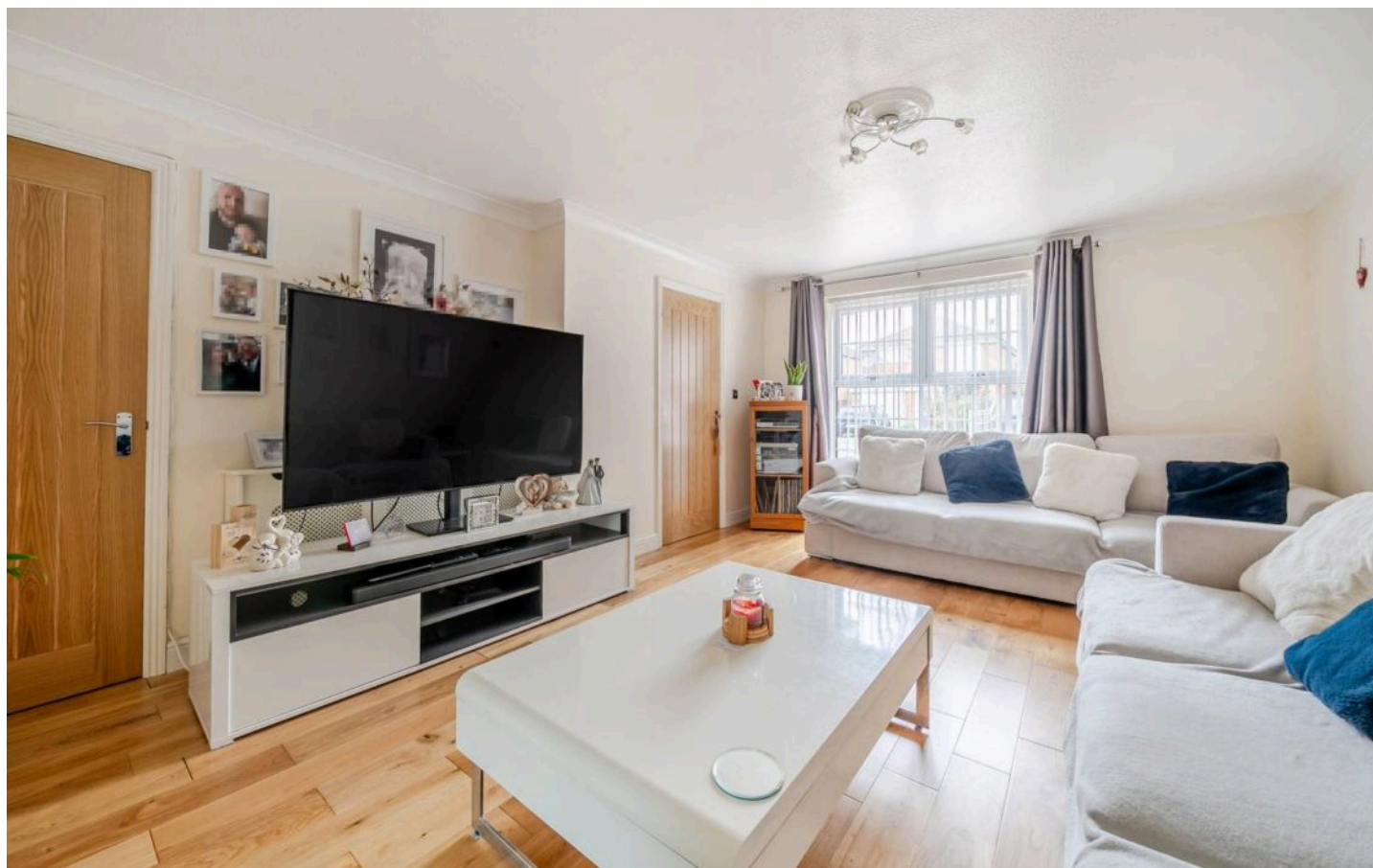
- Extended House
- Kitchen Diner Snug Room
- Three Bedrooms
- Sunny Rear Garden
- Utility & Guest WC
- Garage & Parking

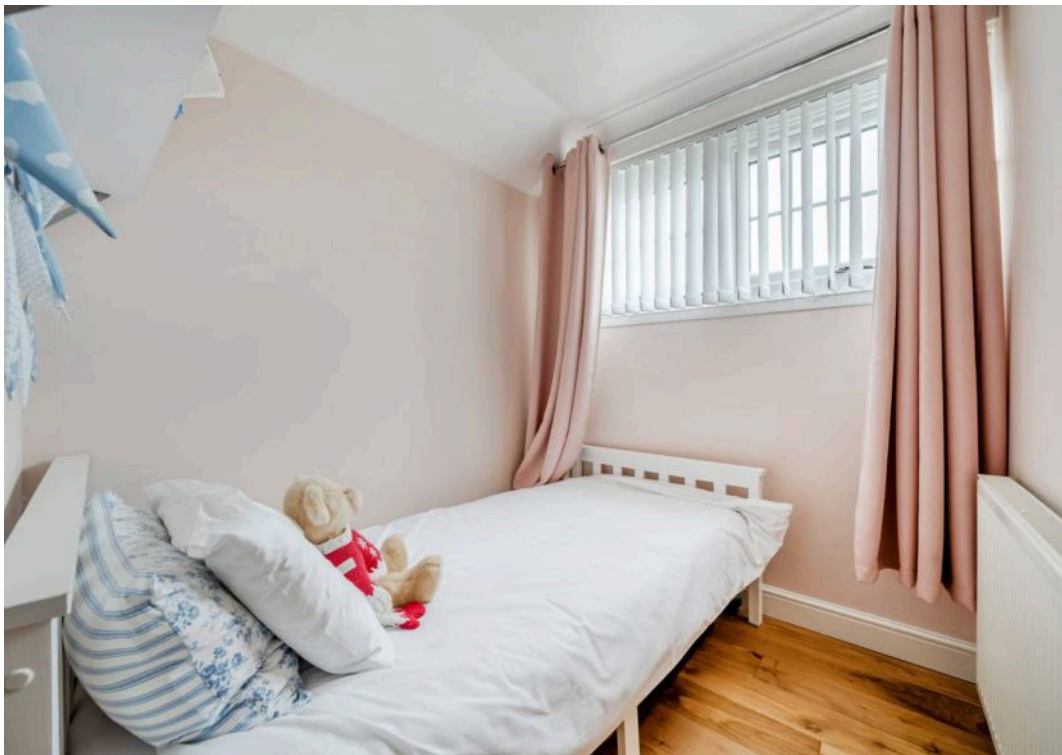
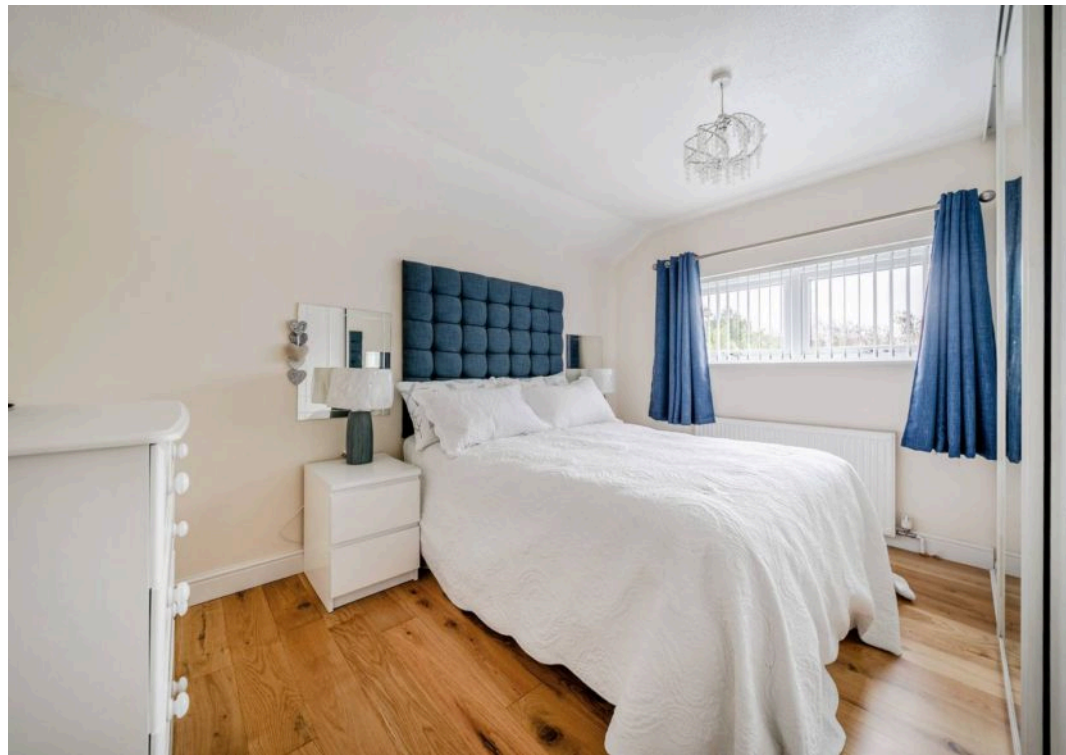
This beautifully maintained semi-detached home offers stylish, comfortable living just a short walk from the seafront. Set in a sought-after area of Hayling Island, it suits families, downsizers, and anyone seeking a relaxed coastal lifestyle with amenities close by.

The ground floor features a welcoming hallway leading to a cosy living room, a useful study area, and a practical utility/cloakroom. The standout space is the impressive kitchen/diner with adjoining snug, fitted with sleek white high-gloss cabinetry, a sociable island, and high-end integrated appliances including full-height fridge and freezer. Bi-folding doors and a feature rooflight flood the space with natural light, creating seamless indoor-outdoor living—perfect for everyday enjoyment or entertaining.

Upstairs are three well-proportioned bedrooms and a modern shower room.

This is a welcoming, well-presented home offering comfort, convenience, and the best of coastal living.







## Sidlesham Close, Hayling Island

Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1278 sq ft / 118.6 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). © ntechcom 2025. Produced for Henry Adams. REF: 1382833

## 2 Sidlesham Close

### Hayling Island

Situated at the eastern end of Hayling Island, at the mouth of Chichester Harbour and is close to the popular Hayling Island Sailing Club and Marina and is always a particularly popular position for water enthusiasts. Hayling Island is located to the south of Havant and is renowned for its beaches and wildlife. There is schooling for all age groups, churches of various denominations and many social and recreational facilities. Mengham has a thriving shopping area with a range of independent and national retailers and is accessed via road to the north of the island, linking to the A27 and A3(M) at Havant. There is also a Railway Station with mainline services again at Havant to London Waterloo.

Outside, the property benefits from off-road parking and a sizeable garage/workshop with up-and-over doors at both ends, providing excellent storage for hobbies or water sports equipment. The rear garden has been designed for low-maintenance living with Astroturf, a seating area, and space for a barbecue.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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