



# Barnacles

8 Coronation Road, Hayling Island, Hampshire PO11 9RZ

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





Hayling Island Sailing club nearby



Emsworth Harbour to the north east

# Barnacles

8 Coronation Road, Hayling Island, Hampshire

A stunning and superbly presented individually designed detached house with spacious versatile accommodation and a lovely bright ambience, set in lovely gardens and grounds providing plenty of parking spaces, within easy reach of the beach and Hayling Island Sailing club.

## Property Features

3/4 Bedrooms  
Landing, Bathroom  
Reception Hall, Shower Room/WC  
Large Sitting Room with fireplace  
Superb Kitchen/Breakfast Room

## Outside

Carriage driveway with parking spaces  
for at least 4 vehicles  
Delightful rear garden  
Detached Garden Studio/Shower Room/Store Room  
Garage potential subject to planning consent

Easy reach of Sandy Point Nature Reserve,  
Sparks Marina and Hayling Island Sailing Club



## THE PROPERTY

Barnacles is an outstanding and superbly presented and well appointed individually designed detached house has a bright and spacious atmosphere throughout and set well within its own plot in a quiet residential road. The accommodation comprises; a welcoming reception hall which leads to a large sitting room with an impressive fireplace and bi-folding patio doors opening the width of the room, out onto a large decked area with a lovely view of the enclosed rear garden.

There is an excellent double aspect kitchen/breakfast room with a range of wall and base units and extensive worktops with breakfast bar and space for a table and there is space for an American style fridge/freezer. The ground floor family room/4th bedroom is of good proportion and there is a ground floor shower room/wc. From the hallway there is an attractive staircase, which leads up to the first floor landing with doors leading to the family bathroom and two large double bedrooms and 3rd bedroom/study.

**A lovely ambience and comfortable atmosphere with plenty of natural light throughout**

## GARDEN & GROUNDS

Barnacles is approached over a wide carriage in-out driveway with two five bar timber gates leading into gravelled area providing parking space for at least four vehicles with a pathway leading to the house and wide side entrance beyond which there is space for a garage subject to new planing consent, which is understood has lapsed.

The delightful rear garden is enclosed partly with a wall and fencing and there is a superb detached garden studio/shower room/store room and a sun-trap paved patio with an extensive decked area leading to a neat lawned area with small trees, flower and shrubs borders.

**Easy reach of the sailing club**







## HAYLING ISLAND

The island has miles of unspoilt coastline and lovely beaches with countryside offering a haven of peace and tranquillity, where visitors can walk, cycle or relax. Hayling Island is the home of Windsurfing where it was invented and as well as events linked to this extremely popular activity, there are also many opportunities for sailing with a number of marinas and sailing clubs. The town has a wide variety of interesting shops, supermarkets and an excellent selection of restaurants, together with all the required amenities including; doctors surgery, nearby hospitals at Portsmouth QA and the Spire Portsmouth private Hospital at Havant, excellent primary schools and Portsmouth Grammar school accessed via road and rail links.

There is good choice of local schools including; Infants, Juniors and The Hayling College. Other attractions on Hayling Island include: Langstone Quays Resort a waterside hotel with Gym and Swimming Pool and the internationally renowned Seacourt Tennis Club with Real & Lawn Tennis, Squash, Badminton etc, Gym and fitness/dance classes, Hayling Island Station Theatre and Sandy Point Nature reserve. There are Sports facilities including; Squash & Fitness club at Emsworth, Bourne Leisure centre Southbourne, Horizon Leisure Havant and further to the West at The David Lloyd centre Port Solent. Hayling Island combines all the outstanding attractions of a traditional seaside holiday with excellent sporting and leisure facilities.





## HAYLING ISLAND, PORTSMOUTH & CHICHESTER

Hayling Island is located about 3.5 miles west of Emsworth and located between the historic Naval City of Portsmouth (about 10 miles) and Chichester City (about 15 miles), which was founded by the Romans during the first century AD and the surrounding areas are steeped in history with a number of fascinating archaeological remains from the Roman Conquest, much of the City shopping centre is accessed through level pedestrianised areas leading to the beautiful Cathedral. There are a variety of amenities in the area including: Public and private sports centres with indoor swimming pools/gyms, and cinemas. Further attractions in Chichester include: the award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools in the surrounding area including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Bedales at Petersfield and Portsmouth Grammar school.

## COMMUNICATION ROAD & RAIL LINKS

Hayling Island is about 4 miles south of Havant mainline rail station has fast links to: London/Waterloo via Havant (78mins) and to London Victoria (115mins) via Chichester. The A3 (M) motorway is about 2 miles north, connecting to the M25 Junction10 and to central London/Westminster about (70miles) and airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles). Southampton International airport (22miles) and Portsmouth (10miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Northern Europe. All distances are approximate and times may vary.











### COASTAL & COUNTRY PURSUITS

Hayling Island is renowned for its exceptional sailing facilities, windsurfing and kite surfing. There are two excellent golf courses at Hayling Island and at Rowlands Castle, Goodwood and Hunston. Further attractions in the area include: Flying at Goodwood Aerodrome, Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing at Fontwell and Goodwood. There are designated Areas of Outstanding Natural Beauty and The South Downs National Park are located to the north. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and about 12,000 registered vessels with about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs. Further attractions include: The National Royal Navy Museum at Portsmouth, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.











# Barnacles, Coronation Road, Hayling Island

Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft

Outbuilding = 22.1 sq m / 238 sq ft

Total = 193.5 sq m / 2083 sq ft



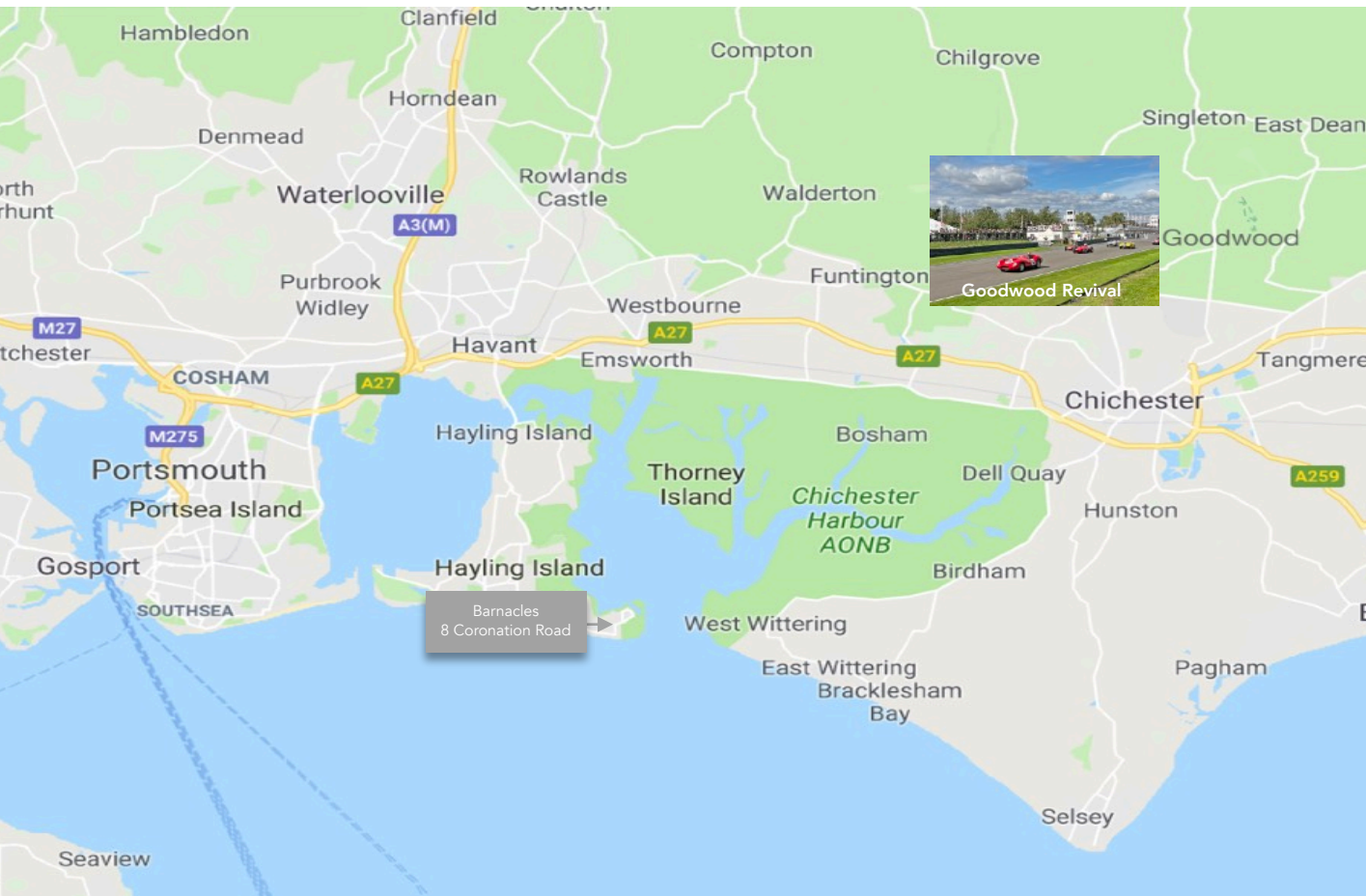
Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





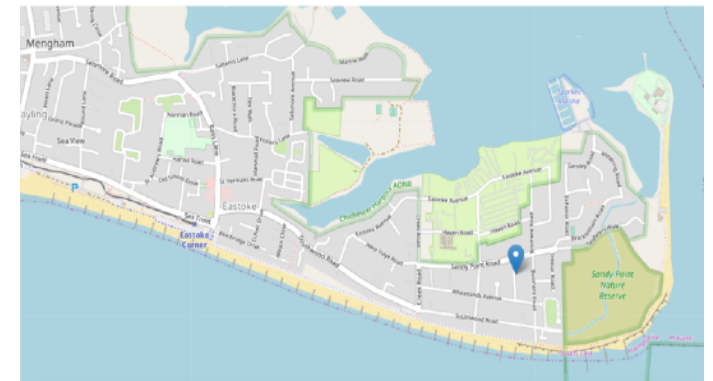
## DIRECTIONS

From the A3 southbound turn left eastbound onto the A27 and after approximately 2 miles take the exit signposted Hayling Island and at the end of the slip road at the mini roundabout, turn right sign posted Hayling Island continue along the A3023 leading into Church Road, continue south to Sea Grove Road and at the beachfront turn left onto Sea Front continue the parade of shops, bear left and right into Southwood Road, continue to Creek Road and then turn right into Sandy Point Road then take the third turning on the right into Coronation Road and after a short distance number 8 will be found on the left hand side.

**SERVICES:** Mains gas, electricity, water and drainage.

**LOCAL AUTHORITY:** Havant Borough Council: 023 9244 6019

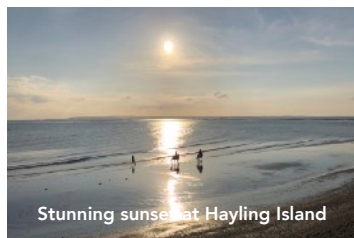
**Council Tax Band:** E **EPC Rating:** C



**Brochure:** 2024 Reproduction only allowed with Authors consent



Sailing on The Solent



Stunning sunset at Hayling Island



Bosham Harbour & The South Downs



Goodwood Racecourse

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## Viewing by Appointment

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