



384a Sea Front, Hayling Island, Hampshire

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# 384a Sea Front, Hayling Island, Hampshire, PO11 0BD

Just moments from the beach, a detached, modern family home with views across the greensward to the sea and the Isle of Wight

Sea front 600 metres, A27 5.2 miles, Havant railway station 6 miles (London Waterloo 1hr 34 mins), Emsworth 7 miles, Chichester 15 miles

Reception hall | Sitting room | Dining room  
Conservatory | Kitchen/breakfast room | Utility  
Cloakroom | Office | Principal bedroom with  
en suite shower room | 4 Further bedrooms  
Family bathroom | Double garage | Summer  
house | Garden | EPC rating C

## The property

With an attractive frontage and brick and flint façade, the property offers extensive light and airy, versatile accommodation with a contemporary ambience. On the ground floor, reception rooms comprise a sitting room with stone fireplace and glazed doors which open into the adjoining dining room. The bright conservatory provides a versatile spot to relax and enjoy the garden, with doors connecting to the terrace.

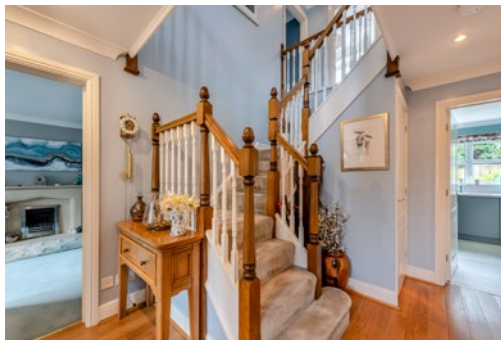
Fitted with sleek, grey-toned cabinetry, topped with seamless Corian work surfaces, the kitchen has a breakfast bar unit and space for informal dining, and French doors leading to the garden. A flexible-use office is ideal for home workers, with a utility and cloakroom completing the accommodation on the lower level. The stairs lead to a galleried landing and access to the five bedrooms, and a family bathroom. South-westerly vistas can be enjoyed from the principal bedroom which benefits from a wall of fitted storage and an adjoining en suite shower room.

## Outside

The garden at the property is particularly noteworthy having been artfully designed to create a pleasing, outdoor sanctuary. To the rear there is paved terracing adjoining the house, with a gravelled walkway leading to a circular paved setting, and to the pretty summerhouse beyond. An area of lawn is framed by well-stocked planted borders filled with thoughtfully selected architectural, floral and colourful shrubs and perennial plants, with specimen trees and a row of bamboo plants. At the front of the house, there is a paved driveway providing parking in addition to the double garage and a paved pathway to the entrance door.

## Location

Situated on a private road in the south-west corner of Hayling Island, the property offers direct access to the beach and the golf club. Many sailing clubs are close by, with a wealth of opportunities for water sports enthusiasts and coastal paths for walkers. Local amenities include shopping, schools, medical surgeries and a library, with nearby Havant offering more extensive shopping facilities along with a mainline station for journeys to London. There is good access to the A27 which provides links to the M27 and M3 motorways. The pretty harbourside village of Emsworth is within easy reach with its charming variety of shops and an excellent choice of pubs and restaurants, whilst historic Chichester is just slightly further afield. Well-regarded schooling in the vicinity includes Portsmouth Grammar, Meoncross School, Boundary Oak School and Ditcham Park School.

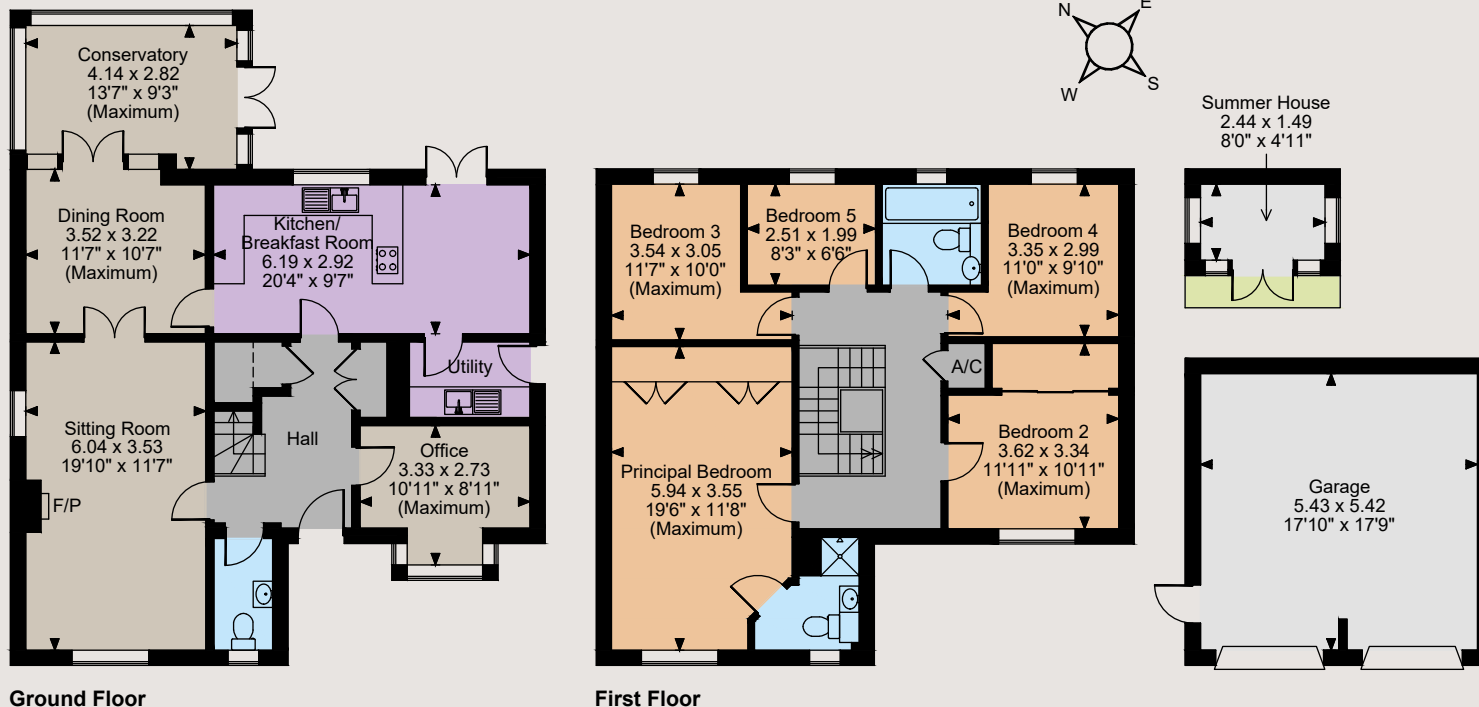






## Floorplans

House internal area 1,817 sq ft (169 sq m)  
Garage internal area 317 sq ft (29 sq m)  
Summer house internal area 39 sq ft (4 sq m)  
Total internal area 2,173 sq ft (202 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From the A27 westbound, take the exit towards Rowlands Castle/Langstone, then at the roundabout take the first exit to continue southwards on Langstone Road (A3023). Take the right turn to join West Lane, followed by a right turn onto Sinah Lane. Take the left turn to join St Catherine's Road and then turn left onto Sea Front. The access lane to the property will be found on the left.

## General

**Local Authority:** Havant Borough Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £850,000

## Chichester

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