



Martha Cottage, 59 Sinah Lane, Hayling Island,  
Hampshire

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# Martha Cottage, 59 Sinah Lane, Hayling Island, Hampshire PO11 0HJ

An imposing, detached family home with light-filled accommodation, set in secluded mature gardens and located close to the beach

Reception hall | Sitting room | Dining room  
Kitchen/sun room | Larder | Utility | Cloakroom  
Principal bedroom with en suite shower room  
4 Further bedrooms | Family bathroom  
Shower room | Double garage | Garden | EPC  
Rating D

## The property

Martha Cottage is an appealing property which in 2008/9 was the subject of a virtual rebuild and enhancement by a well-regarded local builder, and today offers a welcoming, versatile home with bright, airy rooms ideally suited to modern family lifestyles. The porch vestibule opens into a reception hall which gives access to a spacious sitting room where relaxation can be centred around a fireplace and a door provides a route out to the rear garden. The adjacent dining room offers the perfect setting for hosting family and friends with glazed double doors opening to a terrace, whilst the impressive kitchen/sun room is filled with natural light courtesy of a wall of windows and doors which also provide a seamless link from the inside to the outside. Fitted with white, contemporary cabinetry, topped by Corian work surfaces and with complementary monochrome floor tiling, the well-designed kitchen has a larder and adjoining utility room, and units which creates a subtle divide to the sun room. Picture windows on the first floor ensure light-filled accommodation which comprises five rooms, a family bathroom and a modern shower room. The principal bedroom offers fitted wardrobe storage, access to an en suite shower room and benefits from an arrangement

of south and east-facing windows which offer an elevated view over the rear garden. The upper level is reached via two separate stairways providing options to create annexe accommodation, if required.

## Outside

The property is set back from the road with timber gates opening onto a hard standing driveway, covered with fine gravel, which provides hard standing for two large boats and ample parking for several vehicles, in addition to the storage offered by the double garage. Mature shrubs and trees at the frontage give a sense of seclusion and the beautifully-maintained rear garden is a green oasis, with clipped hedging, specimen trees and shrubbery framing an area of lawn. A paved terrace adjoins the house with direct access from reception rooms offering opportunities for outdoor entertaining and relaxation whilst enjoying this tranquil haven.























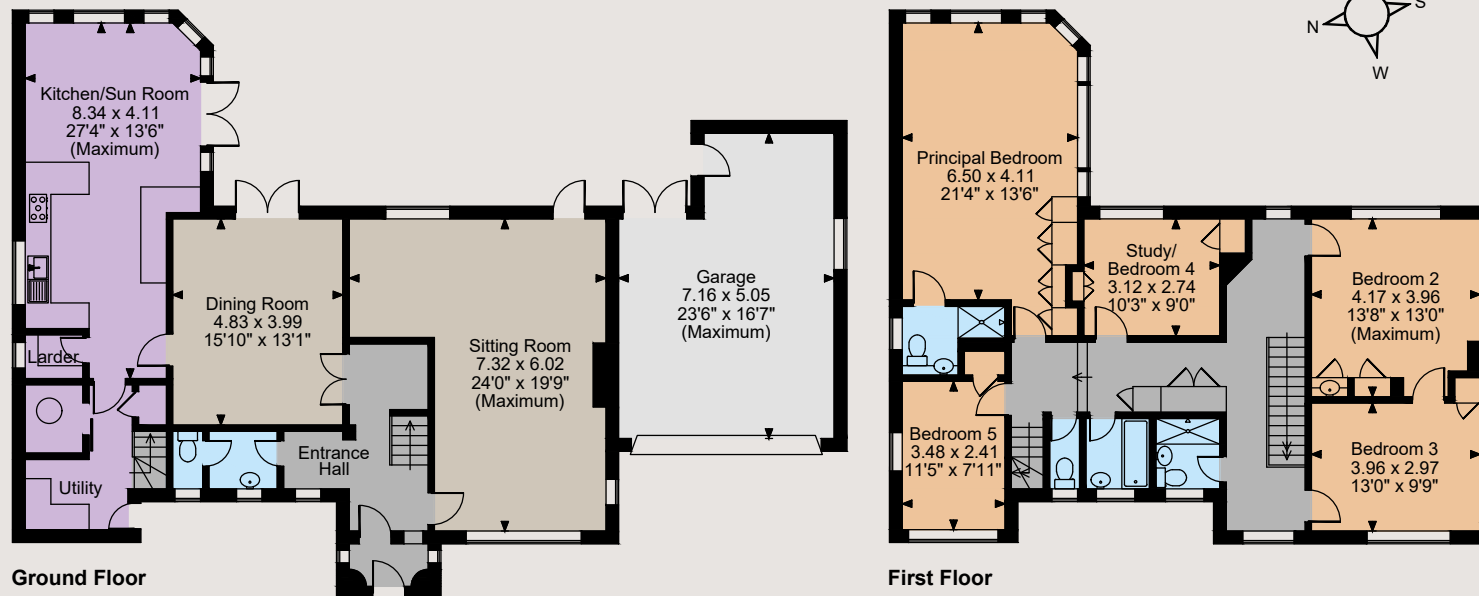
## Location

Idyllically situated in close proximity to the beach with excellent wind/kite surfing activity, including annual championships, water sports enthusiasts and sea-bathers will be in their element. The island offers four yacht clubs and marinas for aspiring and seasoned sailors, with wider leisure pursuits including a riding school just 365 metres from the house, a championship golf course within 200 metres, 2 further golf courses, six local gyms and three venues with tennis courts for the energetic.

Recreational diversion is provided by theatres and cinemas in both Portsmouth and Chichester and keen walkers/cyclists can explore the 4 mile long 'Hayling Billy' coastal path. Island amenities include a range of shopping, including Lidl, Tesco and Co-op stores, medical and dental surgeries and primary/junior schools. Nearby Havant offers an additional range of shopping, including Waitrose and Tesco Extra stores, as well as being home to a well-regarded further education college. Independent schooling in the vicinity includes Portsmouth Grammar School which is a leading school in the county. The A27 provides links to the national motorway network via the M27 and M3 motorways, and main line train services to Gatwick (1 hr 11 minutes), and London Waterloo (from 1 hr 23 minutes) are available from Havant train station, just 5 miles from the house.



Floorplans  
House and garage internal area 2,811 sq ft (261 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 take the exit signposted to Hayling Island and stay on the A3023 until you reach the seafront. Turn right and proceed until you reach Hayling Golf Club on the left. Sinah Lane is immediately opposite, with Martha Cottage approximately 100 metres down on the right hand side of the road, opposite Lime Grove.

## General

**Local Authority:** Havant Borough Council

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

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,275,000

## Chichester

31 North Street, Chichester, PO19 1LY

**01243 832600**

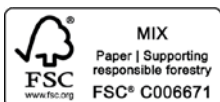
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