



Shorecroft

202 Sea Front | Hayling Island | Hampshire | PO11 9HR

FINE & COUNTRY





Step inside

Shorecroft

'Shorecroft' is indeed unique and one of those properties many would aspire to live in. The current owners, together with their Architect, designed this lovely home with the focus around three key elements; modern family life, the wonderful waterfront setting and the ever changing seasonal light. The kitchen/dining/family room is without doubt an impressive addition to this seaside home. It is far more than just a room for 'dining'. It's the heart of the house. The vendors wanted to create a large space which equally suited family life and entertaining. There's even enough space here for a work desk and piano! The two roof lanterns capture sun all day and evening, although the underfloor heating is a good back up for cooler winter days, and the beautiful 'blue eyes' granite worktops ensure a long lasting and interesting surface with the blue flecks picking up the sunlight shining through the roof lanterns.

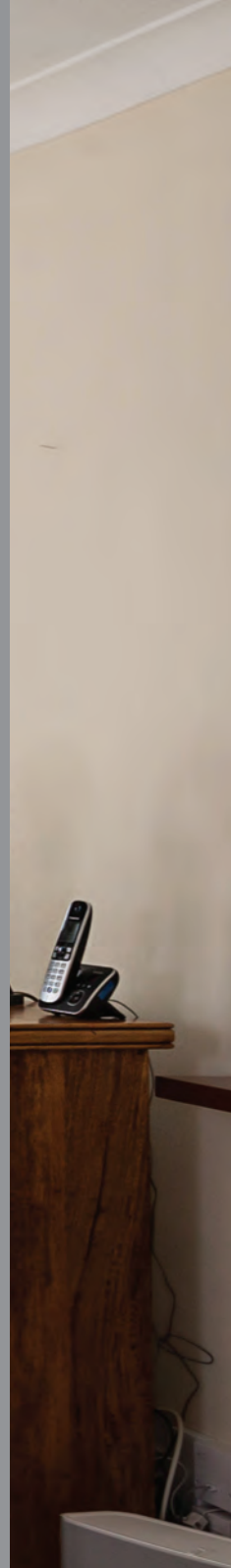
Upstairs, the open-plan sitting room, with access onto the decked balcony which spans the front of the property and can also be accessed via the master bedroom, is a very clever addition indeed. Designed to take advantage of the panoramic sea views over The Solent and out to the Isle of Wight, the vendors consider this "an ideal spot for quiet reading or enjoying a 'sundowner' cocktail". The windows to the upstairs sitting room and master bedroom have one-way privacy coating ensuring one can enjoy looking out knowing those outside aren't looking in. In addition to all this, their design has thoughtfully made it easy to create annexe accommodation, if desired, without the need for any reconfiguration of the current layout.

Externally, the gardens were created with low-maintenance in mind so that the owners could enjoy their lovely coastal surrounds. The quality finish also includes; solid Oak interior doors, 'silver shadow' marble flooring with underfloor heating, Bosch & Neff kitchen appliances, 'Roper Rhodes' fitted bathroom furniture, quality sanitary ware, upvc double glazed windows and patio doors.

Hayling Island offers many attractions including award winning beaches, windsurfing and kite surfing centres, horse riding facilities, a Links golf course, walkways along the Hayling Billy Trail and two Marinas. Day to day needs are catered for on the island, whilst nearby Havant provides more extensive shops and a mainline railway station for commuters to reach London Waterloo within 1 ½ hours.

APPROACH:

From Sea Front, lowered kerb across pavement through twin brick pillars set in low level curved brick wall to hard-standing driveway with off road parking for about five vehicles and access to the double integrated garage. Pedestrian access to both sides leading to rear garden. Fully enclosed with hedging to the roadside, panelled fencing to the west and brick wall to the east. Large pebbled 'beach style' garden with planted grasses and three railway sleeper formed raised flower beds. Step up to wood panelled door with fan light over to;



ENTRANCE PORCH:

Fully enclosed with full width window overlooking front garden and side elevations, glazed panels to side of entrance door to;

HALLWAY:

Covered radiator; under-stairs coat cupboard, stairs to first floor; access to bedroom four and cloakroom, double doors to;

DRAWING ROOM:

19'9" max into bay x 15'10" Large curved bay incorporating three windows with wooden shutters overlooking front garden and shoreline beyond. Stone fire surround with wooden mantle over 'Baxi' open fireplace and electric coal effect fire, three wall lights, two radiators, wooden and glazed double doors to kitchen/dining/family room.

BEDROOM FOUR:

12'6" x 9'10" Window overlooking sea front, oak flooring, central ceiling light, three wall spotlights, radiator.

CLOAKROOM:

Half height wall panelling, white suite with wash basin set in vanity unit with cupboards below and W.C. set in matching housing, laminate vinyl flooring, automatically activated ceiling light, extractor fan, radiator.

KITCHEN / DINING FAMILY ROOM:

27'1" max x 28' max. Comprehensive range of white and oak matching wall and floor units with 'blue eyes' granite worktops. Integrated Bosch dishwasher; coffee machine, microwave and two warming drawers. Integrated Neff oven with 'hide and slide' door; Siemens 5 zone induction hob. Large central island with matching granite worktop and inset ceramic sink, cupboards and CDA two-zone wine fridge below.

Room dividing unit with illuminated display cabinets, cupboards, drawers and matching granite worktop.

Spacious separate sitting and dining areas. Two sets of bi-fold doors to garden and two side aspect windows. Marble floor tiling with underfloor heating. Door to;

UTILITY ROOM:

9'5" x 6'5" Fitted with continuation of kitchen units and marble floor tiling with underfloor heating and roof lantern. Doors to study, bedroom five, shower room and garage.

STUDY:

9'4" x 8'5" Window with views over rear garden, marble floor tiling, central ceiling light.

BEDROOM FIVE:

15'2" x 9'11" to front of built in wardrobes. Range of fitted wardrobes with central drawers to one wall, matching bedside table, windows to side and rear aspects, radiator, central ceiling light.

SHOWER ROOM:

6'5" x 5'10" Fully tiled to walls and floor; white sanitary ware, curved corner shower cubicle, large wash basin set in vanity unit, wall mounted mirror with electric lighting, inset wall mirror; towel radiator, automatic ceiling light.

Note: The Utility Room, Study, Bedroom Five and Shower Room which are accessed via the kitchen could easily be utilised as annexe accommodation providing a Kitchen, Sitting Room, Bedroom and Shower Room.

FIRST FLOOR:

Stairs rising from ground floor with large high level window to rear aspect at the return. Opening to;

OPEN PLAN SITTING ROOM :

17'10" x 12'6" Large front aspect window and double doors onto decked balcony with glass surround (also accessed via master bedroom) overlooking sea front. Covered radiator, inset ceiling lights, loft access, smoke detector. Doors to master bedroom at one end, doors to bedrooms two and three at other and door to family bathroom.

MASTER BEDROOM:

15'11" x 15'8" Double doors with glazed side panels to balcony and window to side elevation, open access to dressing area, range of white fitted wardrobes to one wall with matching fitted dressing table and drawers to other; three radiators, inset ceiling lights.

MASTER ENSUITE:

11' x 5' Fully tiled with contrast panels, sloping ceiling, white suite comprising corner curved bath with shower over and curved shower screen, wash basin set in vanity unit with central mirror and side lighting and cupboards above and below, W.C. with matching housing, towel radiator, inset ceiling lights, laminate vinyl flooring, obscure glass window to rear elevation.

BEDROOM TWO:

15'10" x 13'5" Window to side aspect, partial sloping ceiling, built in wardrobe, central ceiling spotlight runner, radiator.







BEDROOM THREE:

15'10" x 12'11" Window overlooking rear garden, partial sloping ceiling, central ceiling light, radiator.

FAMILY BATHROOM:

9'10" x 5'10" Fully tiled with contrasting border, white suite comprising P-shaped bath with shower over and curved shower screen, wash basin set in vanity unit with cupboards, W.C. with back inset matching vanity unit, large inset mirror over bath, towel radiator, inset ceiling lights, laminate vinyl flooring, obscured glass window to rear.

REAR GARDEN:

Fully enclosed with panelled fencing and a brick wall, the rear garden has a large central lawn interspersed with a variety of trees and surrounded by well-planted herbaceous flower and shrub borders. A summer house sits on a raised deck and captures the evening sun, whilst a further decked platform at the opposite side of the garden offers another choice for relaxation. The gardeners shed, with external power, is neatly tucked away and screened by trellis fencing. The step up to the bi-fold doors leading into the kitchen has been created from railway sleepers and the house garden can be illuminated by five external wall lights. Pathways lead around both sides of the house to the front garden and to an entrance door into the garage laundry area.

GARAGE:

24'8" overall x 15'5" Electric roll top door, step up at rear to laundry area with door to utility room, window and door to side entrance, range of fitted cupboards, plumbing for washing machine, tumble dryer vent, large airing cupboard housing central heating boiler and pressurised hot water cylinder.

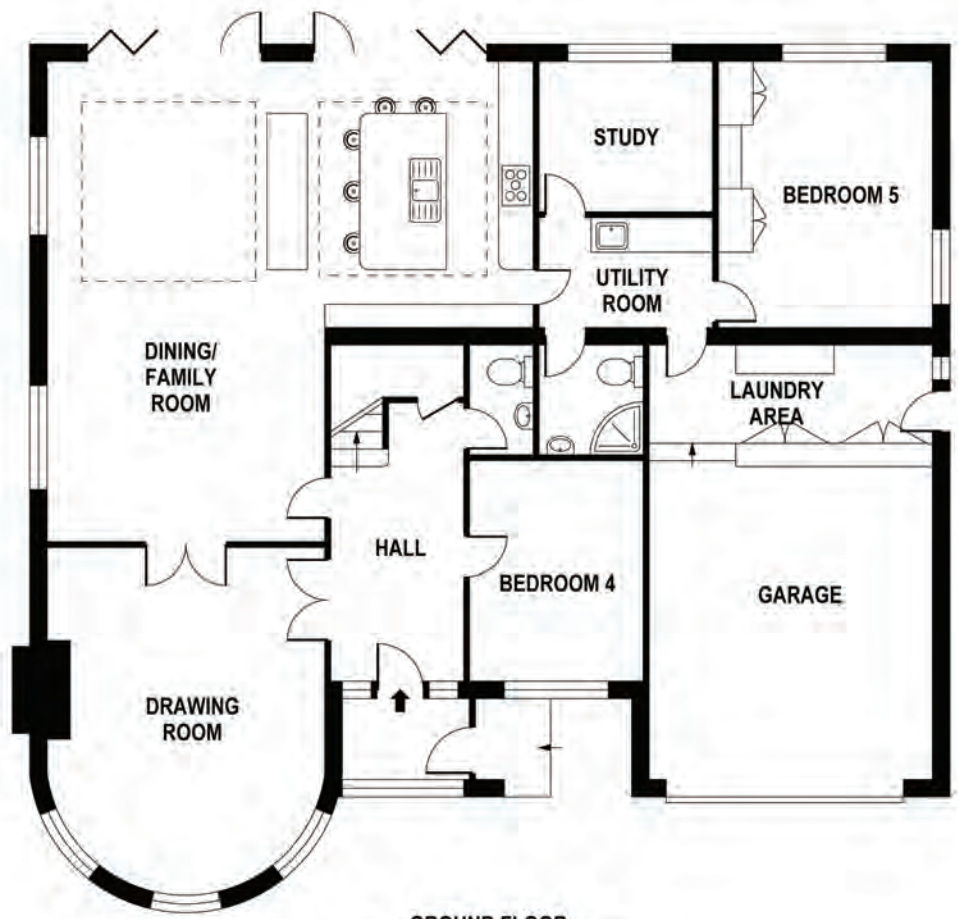
TO FIND THE PROPERTY:

After crossing the bridge onto Hayling Island follow the A2032 to the roundabout at Sea Front. Turn left and the property will be found a short distance along on the left hand side.

Services: Mains water, gas, electricity. Broadband internet connectivity.

Local Authority: Havant Borough Council: Band: F

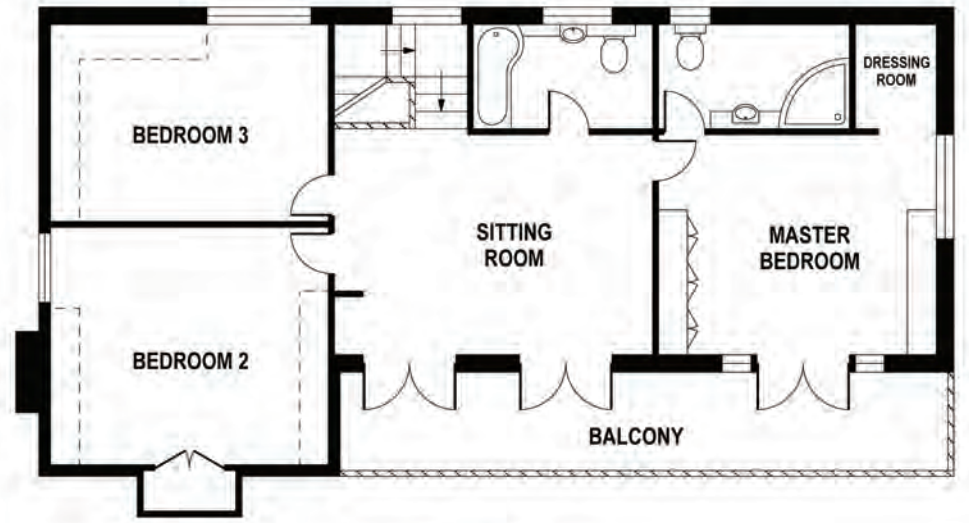




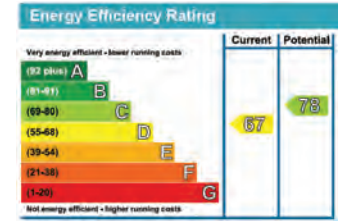
GROUND FLOOR
2015.93 SQ FT / 187.28 SQ M

APPROX. GROSS INTERNAL FLOOR AREA 3066.63 SQ FT / 284.89 SQ M

This floor plan is for identification purposes only. Not drawn to scale, unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. www.agencyservice.co.uk



FIRST FLOOR
1050.70 SQ FT / 97.61 SQ M



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2015 Fine & Country Ltd. Printed 12.04.2016



Fine & Country
Tel: +44 (0)1243 487969
emsworth@fineandcountry.com
Trafalgar House, 37 North Street, Emsworth, Hampshire PO10 7DA

