

ESTATE AGENTS

LAWSON ROSE



PRICE - £900,000

**276 Sea Front,
Hayling Island, PO11 0AZ.**



Lawson Rose Estate Agents, 131 Winter Road, Southsea, PO4 8DS
Phone: 023 9236 7779 Email: contactus@lawsonrose.com

- **Five Bedroom Detached Home**
- **Two Impressive Reception Rooms**
- **Large Open Plan Kitchen/Diner**
- **Two Bathrooms**
- **Presented To A High Standard Throughout**
- **Roof Terrace With Sea Views**

This light and spacious detached home is presented to a high standard throughout and must be viewed to truly appreciate all that's on offer. The property has been extended by the current owner and offers flexible accommodation. On entering you will be greeted with an impressive reception room with double doors through to a large kitchen/diner. There are also two bedrooms, bathroom and utility room on this level. The first floor boasts another huge reception room with access out to the roof terrace with sea views. There are three further bedrooms and shower room on this floor. The property also has parking for several cars and an enclosed front garden which is accessed via electronic gates.

Door to:

Entrance Hall

Wood flooring. Window to side aspect. Stairs to first floor reception room. Sliding doors to kitchen/diner.

Kitchen/Diner

A contemporary range of base units with roll top work surfaces. Inset sink with mixer tap over. Space for American fridge/freezer and range cooker. Tiled flooring. Floor to ceiling window. Sky light. Space for dining table. Glazed door to front courtyard.

Utility Room

A contemporary range of fitted base units with granite work surfaces. Inset stainless steel double sink and mixer tap over. Space for washing machine, tumble dryer and fridge. Window to rear aspect and door to side of property.

Ground Floor Reception Room

A lovely size reception area letting in plenty of light from the floor to ceiling windows. Wood flooring. Cupboard housing boiler and separate storage cupboard. Inset wood burner to remain.

Bedroom One

Window to rear aspect. Wood flooring. Fitted wardrobe.

Bedroom Three

Window to rear aspect. Wood flooring. Fitted cupboard.

Bathroom

'His' and 'Hers' sinks with mixer tap over, low level w/c and freestanding bath and separate walk in shower cubicle. Tiled flooring. Window to rear aspect.

First Floor Reception Area

Another great space with light flooding in from the floor to ceiling windows providing views of the Solent. Cupboard housing boiler. Wood flooring. Door out to roof terrace.

Bedroom Two

Window to rear aspect. Wood flooring.

Bedroom Four

Window to rear aspect. Wood flooring. Fitted cupboard.

Bedroom Five

Window to rear aspect. Wood flooring.

Shower Room

A contemporary fitted large sink with 'His' and 'Hers' mixer taps over, low level w/c and walk in shower. Wood flooring. Window to rear aspect. Heated towel rail.

Outside

To the front of the property there are electric gates opening into the front garden which has parking for several cars and has a raised lawned area. There is also access via the sides of the property to the rear courtyard. In addition to this there is a large roof terrace with artificial lawn and views of the Solent.

Council Tax

Havant Borough Council Band F (£2246.37 for 2017/2018).

Services

Gas, water, electricity and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

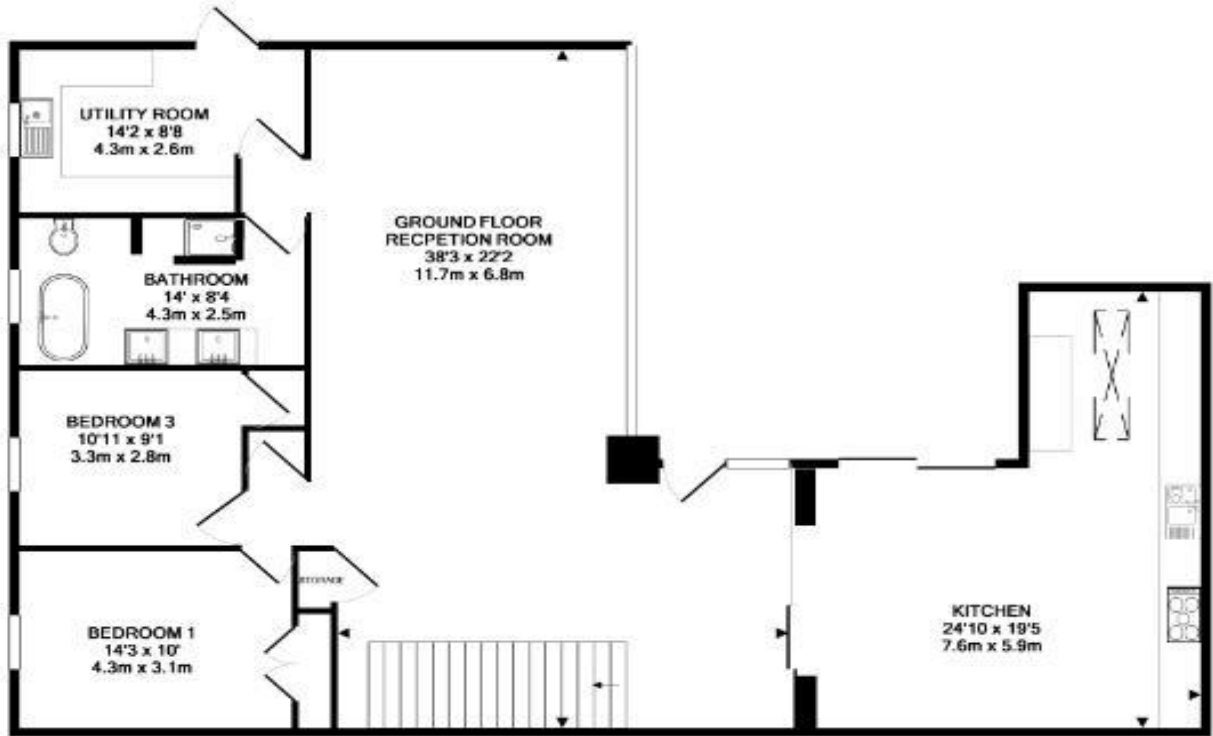


Energy Efficiency Rating

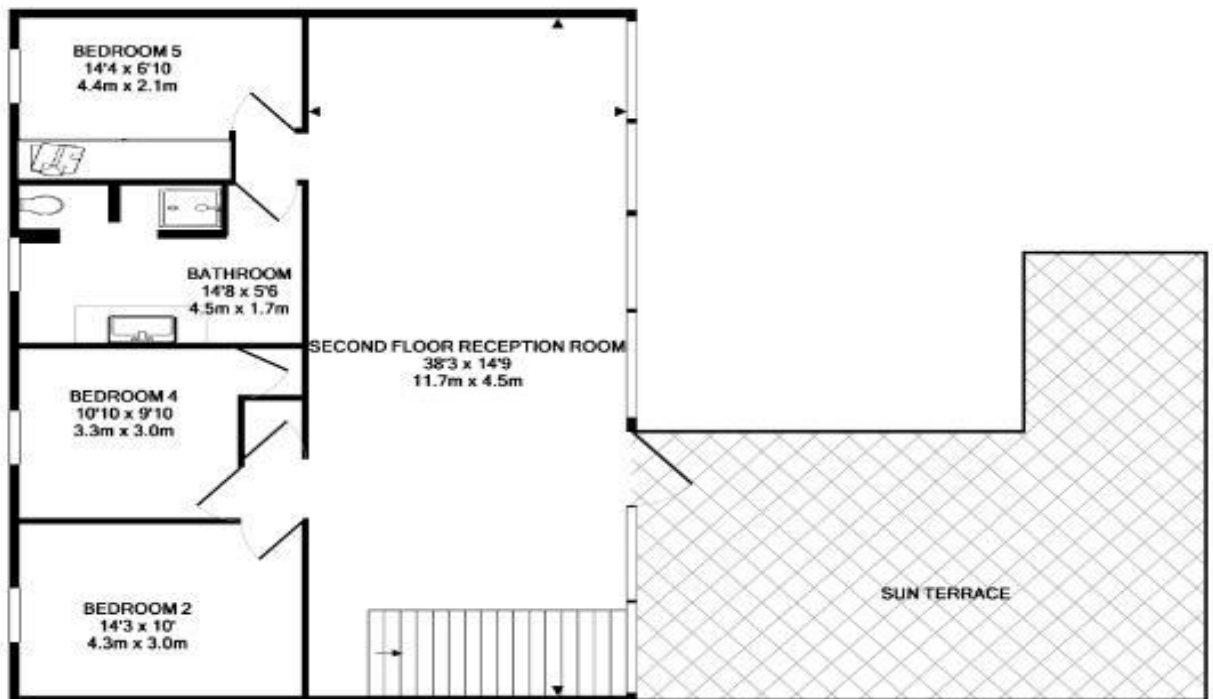
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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