





## Tideways

An individual four bedroom family home with private slipway access to Langstone harbour



- ▶ **A Striking Family Home**
- ▶ **Generous Plot**
- ▶ **Double Garage with Rear Access**
- ▶ **Workshop Store**
- ▶ **No Forward Chain**
- ▶ **Private Slipway**
- ▶ **Single Garage**
- ▶ **Garden Room**

Tideways is approached by a drive with parking for several cars. The front door leads to an elegant panelled reception hall off which is a sitting room with an archway leading in turn to a dual-aspect dining room. From the kitchen an inner hall leads to a small study, a cloakroom, a utility/shower room and the large modern sitting room. From this bright family room double doors bring you into the conservatory and then to the rear garden and down to the shore. The first floor is commanded by a spacious landing. The impressive master bedroom suite has generous storage and a picture window looking straight down the rear garden to the slipway, summer house and greenhouse. A second double bedroom at the front of the house also has en-suite facilities and the accommodation is completed by two further bedrooms and the family bathroom. Viewing is highly recommended.









## Tideways, Sinah Lane, Hayling Island

**APPROX. GROSS INTERNAL FLOOR AREA 3572 SQ FT 331.8 SQ METRES (EXCLUDES STORES & INCLUDES GARAGES/WORKSHOP)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

The long double garage has access through to the rear garden and is flanked by a further single garage, a workshop, store and garden room.

## Location

Hayling Island offers splendid leisure facilities, including beaches and wind surfing. There is an excellent links Golf Course with the Club House just a short walk away. Close by there is also a Sports Club offering, exceptionally, all racket games facilities. Sailing enthusiasts have the choice of two top class sailing clubs with access to the Solent and Chichester Harbour. There is a local theatre and the Chichester Festival Theatre is only 25 minutes away. The Island has local schools. School buses serve other schools further afield. The Ferry provides a link to schools in Portsmouth. Train services to Waterloo (1hr20m) and Victoria run regularly from nearby Havant Station (approximately 5 miles). The M27 and the A3 are within easy access.

## Directions

From our office, turn right at the roundabout along Havant Road and join the A27 taking the first exit sign posted Havant and Hayling Island. Continue on to Hayling Island along the main road for some time until reaching the next roundabout. Take the Manor Road, then the eighth turning right into Station Road, continue into Sinah Lane where the property will be found on the right hand side.

14th July 2107



