

**Seacrest  
Gutner Lane  
Hayling Island  
Hampshire  
PO11 0RN**



Situated at the end of a private road on the northern side of Hayling Island a most attractive marine residence. The property comprises a substantial detached chalet bungalow set in **approximately 8 acres** of grounds with extensive range of outbuildings totalling some 6130 sq. ft. stables and swimming pool and the property has **direct harbour frontage**. The main house comprises four bedrooms with two bathrooms, one en-suite, two large reception rooms with views over the grounds to the harbour and the property has UPVC double glazing and calor gas central heating.

Hayling Island sailing club is within easy reach and nearby Havant has a main line railway service to London (Waterloo). Chichester is approximately 10 miles to the east and Hayling Island has a good range of local shops.

The accommodation is arranged as follows:

Part glazed UPVC front door to:

<b><u>ENTRANCE HALL:</u></b>	Radiator. Glazed door to:
<b><u>INNER HALL:</u></b>	With under stairs store cupboard. Double radiator. Telephone point.
<b><u>SITTING ROOM:</u></b>	23'5 x 16'7 Radiator. T.V aerial point. Double glazed patio doors to terrace and garden with views to the harbour. Archway to:
<b><u>DINING ROOM:</u></b>	22'1 x 12'9 max. Two double radiators. Double glazed patio doors to terrace and garden with harbour views. Double swing doors to:
<b><u>KITCHEN/BREAKFAST ROOM:</u></b>	15'10 x 12'1. Range of fitted base and wall cupboards. Inset twin circular sink. AEG electric double oven. Neff hotplate and deep fat fryer. Two further electric hobs and two propane gas hobs. Space for fridge and freezer. Thorn Calor gas boiler for domestic hot water and central heating. Half glazed stable door to:
<b><u>REAR PORCH:</u></b>	Doors to front and rear garden
<b><u>BEDROOM 1:</u></b>	18'1 x 13'6 max Range of two double and one single wardrobe. Fitted dressing table with display shelves over. T.V. aerial point. Double and single radiators. Door to:
<b><u>BATHROOM EN-SUITE:</u></b>	Panelled jacuzzi bath with tiled surround and shower attachment. Pedestal wash hand basin. Low level W.C. Radiator. Wall light and shaver point.
<b><u>BEDROOM 2:</u></b>	12'11' x 11'11. Double radiator.
<b><u>BATHROOM:</u></b>	Panelled bath with mixer tap shower attachment. Pedestal wash basin. Low level W.C. Radiator. Xpelair extractor fan. Airing cupboard with lagged copper cylinder (immersion).
Stairs to:	
<b><u>1<sup>ST</sup> FLOOR LANDING:</u></b>	Radiator. Double glazed patio doors to large <b>ROOF TERRACE</b> with views over gardens to the harbour.
<b><u>BEDROOM 3:</u></b>	14'2 x 10'2 Fitted double wardrobe. Deep store cupboard. Radiator. Large boarded eaves cupboard. Views north over the harbour to the Downs.
<b><u>BEDROOM 4:</u></b>	15'2 x 10'3 Fitted double wardrobe. Deep store cupboard. Radiator. Large eaves store cupboard.
<b><u>EXTERIOR:</u></b>	The property is approached via a circular tarmacadam drive with central island. Extensive parking area leading to a <b>detached triple garage 20'6 x 29'6</b> with three up and over doors, electric light and power and courtesy door to side. To the rear is a utility room 10'6 x 8' with range of fitted base units and sink. Separate shower room with WC, wash hand basin and shower.
Adjacent to the garage are an extensive range of outbuildings comprising:	
<b><u>GAMES ROOM:</u></b>	44'10 x 20'10. Four radiators. Electric light and power.
<b><u>CLOAKROOM:</u></b>	Low level WC. Wash hand basin. Radiator.

<b><u>LOBBY:</u></b>	Meter cupboard.
<b><u>KITCHENETTE:</u></b>	11'11 x 7'5. Stainless steel sink unit. Electric cooker point. Calor gas boiler for hot water and central heating.
<b><u>REAR STORE:</u></b>	21' x 16'. Double radiator. Gas cooker point.
<b><u>WORK SHOP:</u></b>	28' x 18'. Brick and block construction with double timber doors. Electric light and power.
<b><u>LEAN TO STORE:</u></b>	28' x 15'. Metal up and over door.
<b><u>LARGE STORE BUILDING:</u></b>	88' x 15'3. Part brick and block construction with metal up and over and double timber doors.
<b><u>TACK ROOM:</u></b>	19' x 10'. Brick and block construction divided internally: <b>CLOAKROOM:</b> WC. Wash hand basin.
<b><u>BRICK BUILT STABLE BLOCK:</u></b>	70' x 23'. Comprising 7 loose boxes on concrete base with electric light and power.
<b><u>SWIMMING POOL:</u></b>	47' x 25' with paved surround and separate pool room, 25' x 8'8 and changing room and pump room with oil tank and store.
<b><u>SERVICES:</u></b>	Mains water and electricity. Calor gas. Private drainage.
<b><u>EXTERIOR:</u></b>	The property is set in lawned grounds extending to approximately 6 acres in all with extensive raised terracing, numerous mature trees and shrubs with ornamental central fishpond. The east of the garden fronts the harbour. Adjacent to the lawned garden is a further 2 acres of copse land with a range of mature trees and further frontage onto the harbour. The whole extends to <b>approximately 8 acres in all.</b>

**N.B. There is a private slip and area of saltings which has been exclusively used by Seacrest for the last 25 years.**

## **PRICE GUIDE: £1,200,000 FREEHOLD**

<b><u>DIRECTIONS:</u></b>	From Chichester proceed west on the A27 coming off at the Hayling Island slip and take the A2030 Langstone Road. Follow the road over the bridge and turn immediately left into Northney Road. Follow this road which becomes St. Peter's Road and after approximately 1 mile turn left onto Gutner Lane, bear right and the entrance to Seacrest will be found on left hand side of the lane.
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**Please Note: Neither the heating system nor the services have been checked by the Agents.**



# Chichester Harbour

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Not to scale - for identification purposes only