

DOVER COURT

HAYLING ISLAND | HAMPSHIRE | PO11 0LA



£575,000

Freehold

- Superb Detached Residence
- Three Bedrooms plus Study/Family/Games Room
- Lounge/Dining Room : Conservatory
- Stylish Kitchen with Appliances
- Utility/Laundry Room : D'stairs Cloakroom
- Quiet Cul-de-Sac Location
- Garage and Parking
- Stunning Gardens with Hideaway Pergola





In Brief

Nestled in a peaceful cul-de-sac of only four neighbouring properties, we are delighted to bring to the market, this spacious and well-presented detached residence. Boasting stunning gardens to the front and the rear, this superb three bedroom home, which has been extended by the current owners, now offers versatile spaces for family living and entertaining. A bright and inviting reception hall welcomes you to the property, where the cloakroom is located for convenience. A generous lounge/dining room with a feature fireplace surround flows seamlessly through to the garden conservatory, which provides a perfect space to enjoy peaceful moments or just to appreciate the stunning vista. The fully equipped kitchen is complimented by a range modern units, worktops and stylish tiled surrounds, with the additional feature of a utility/laundry room, also offering ample space for a large fridge/freezer. Upstairs, are the three bedrooms - the master having the fantastic feature of an adjoining dressing room, complete with shower and vanity unit. One special feature to this property is the extension over the garage which has created a unique but very versatile room - perfect for a home office, games room or potential for a fourth bedroom, subject to usual planning and building regulations. Outdoors, you will find sumptuous garden areas, laid to lawn with established trees, pretty flowers, mature shrubs and bushes. High hedging and leafy greenery ensure a high level of privacy - and a feature 'hideaway' pergola just perfect for alfresco dining or relaxation, truly creates a serene sanctuary in your own back garden. With parking and garaging, this is simply 'must-see property' which cannot be missed. Call our Drayton Office today to book your viewing.

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KEY FACTS

Tenure : Freehold
Council Tax Band : E
Energy Performance Certificate : D



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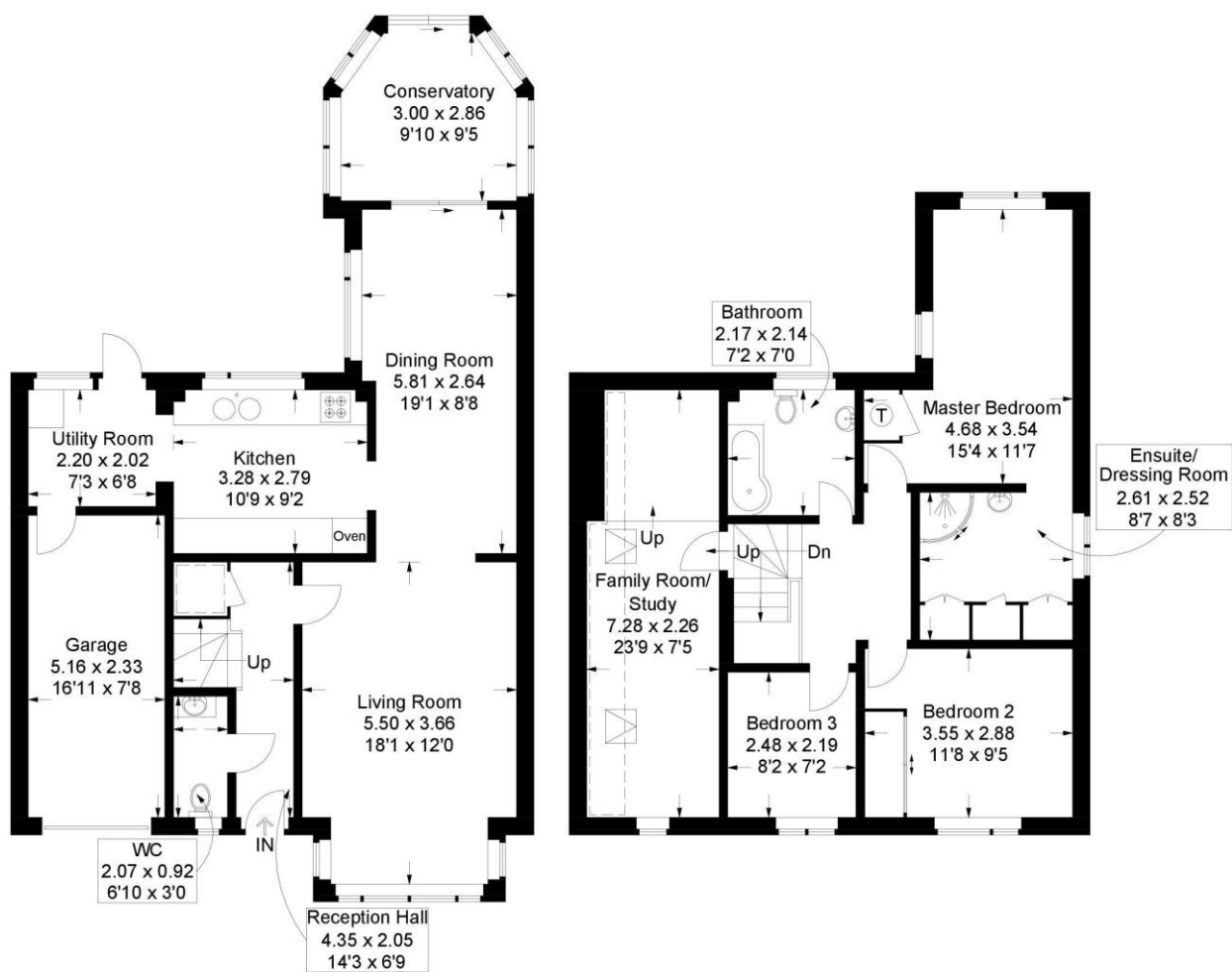
Dover Court, Hayling Island

Approximate Gross Internal Area = 144.7 sq m / 1558 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.3 sq m / 46 sq ft

Total = 149 sq m / 1604 sq ft



Ground Floor

First Floor

 = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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