



£625,000

Creek Point, Marine Walk

Hayling Island, PO11 9PQ

PROPERTY SUMMARY

Offered with No Forward Chain, this extended four bedroom detached family home sits well in its plot in this well regarded private road Marine Walk, with picturesque views over Chichester Harbour and beyond. Benefiting from a recent scheme of renovation including a new kitchen, flooring and decorating, there is plenty of room for a family to spread out across two large reception rooms and the stylish kitchen/diner, there is also a garage/utility room with a ground floor WC. The first floor landing leads to four well proportioned bedrooms with a balcony off the master and the family bathroom suite. To the rear is a large West facing garden and there is ample off road parking to the front. An internal viewing is essential to truly appreciate the size and quality of accommodation on offer, contact us at your soonest opportunity to arrange your appointment.





PORCH

HALL

LOUNGE 16' 2" x 12' 7" (4.93m x 3.84m)

KITCHEN/DINER 34' 4" x 10' 3" (10.46m x 3.12m)

FAMILY ROOM 20' x 13' 2" (6.1m x 4.01m)

GARAGE 17' x 9' 3" (5.18m x 2.82m)

WC

LANDING

BEDROOM ONE 16' 2" x 12' 7" (4.93m x 3.84m)
With Balcony

BEDROOM TWO 16' 2" x 10' 4" (4.93m x 3.15m)

BEDROOM THREE 12' 6" x 9' 0" (3.81m x 2.74m)

BEDROOM FOUR 9' 2" x 7' 8" (2.79m x 2.34m)

BATHROOM 7' 9" x 7' (2.36m x 2.13m)

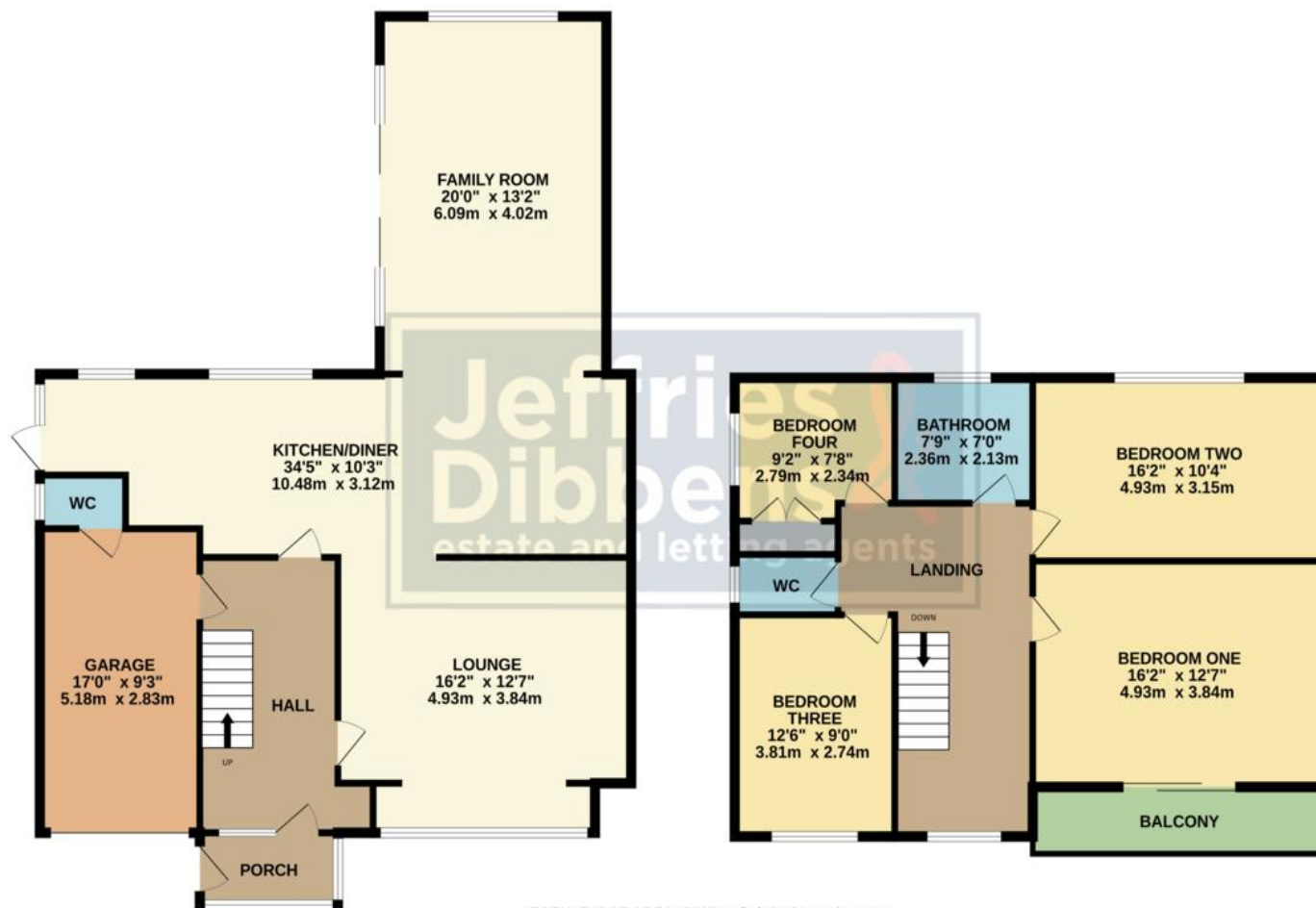
WC

AGENTS NOTE

We understand the property was recently flooded. The property was and still is covered by building insurance.

GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

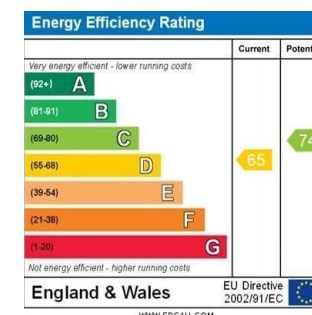
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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