

**£800,000**  
**10 Oyster Close**  
Hayling Island, PO11 9FP



## PROPERTY SUMMARY

This impressive detached home is situated in a wonderful modern development convenient to Hayling Island's amenities including shops and schools not to mention the nearby idyllic walks along the tidal coastline of Chichester Harbour which is an area of outstanding natural beauty. The property is hugely spacious comprising over 2000 sq ft of quality accommodation in addition to large double garage with ample driveway parking. The stunning kitchen/dining/family room, which has a utility room off, is the hub of the home and benefits from under floor heating which also extends to the hallway. The ground floor layout is completed with two separate receptions and a cloakroom. The first floor consists of five bedrooms, two of which benefit from en-suites, and a family bathroom. Outside the picturesque landscaped rear garden is relatively low maintenance whilst featuring a delightful pergola, decking area, patio and an array of lovely shrubs and small trees.





**HALLWAY** 14' 1" x 9' (4.29m x 2.74m)

**LOUNGE** 20' 1" x 12' 5" (6.12m x 3.78m)

**STUDY** 12' 5" x 12' (3.78m x 3.66m)

**WC**

**KITCHEN/DINING/FAMILY ROOM** 35' x 13'  
(10.67m x 3.96m)

**UTILITY ROOM** 8' 5" x 5' 10" (2.57m x 1.78m)

**DOUBLE GARAGE** 20' x 19' 9" (6.1m x 6.02m)

**LANDING** 18' 7" x 12' (5.66m x 3.66m)

**BEDROOM ONE** 12' 8" x 12' 3" (3.86m x 3.73m)

**ENSUITE**

**BEDROOM TWO** 12' 8" x 9' 11" (3.86m x 3.02m)

**ENSUITE**

**BEDROOM THREE** 12' 6" x 9' 9" (3.81m x 2.97m)

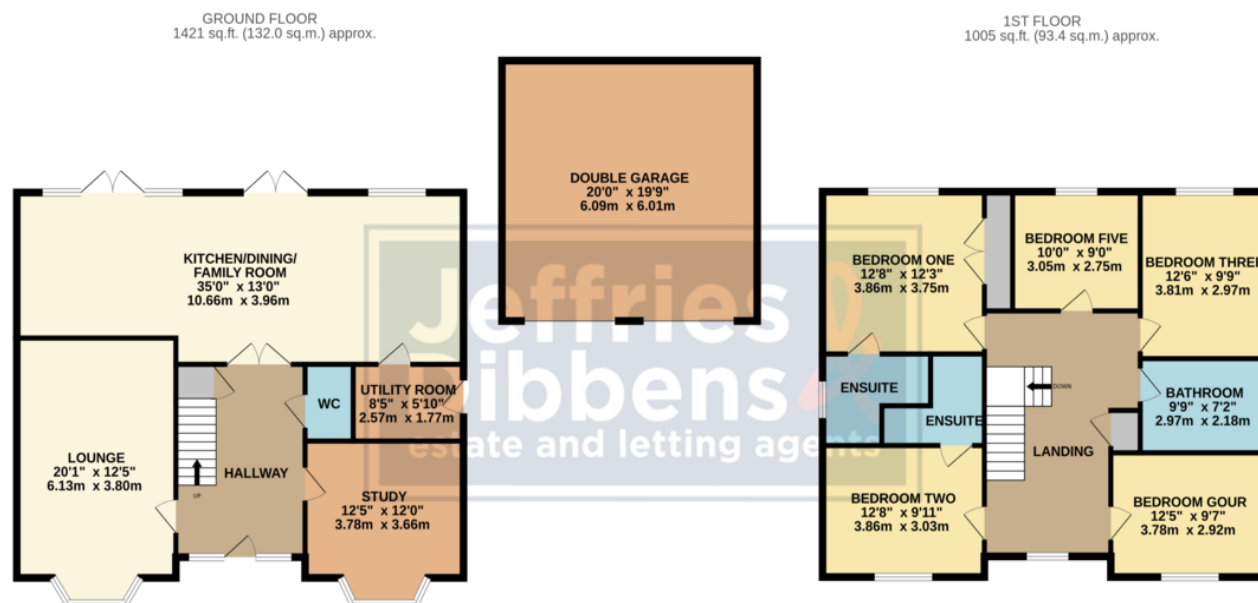
**BEDROOM FOUR** 12' 5" x 9' 7" (3.78m x 2.92m)

**BEDROOM FIVE** 10' x 9' (3.05m x 2.74m)

**BATHROOM** 9' 9" x 7' 2" (2.97m x 2.18m)







TOTAL FLOOR AREA: 2426 sq.ft. (225.4 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.

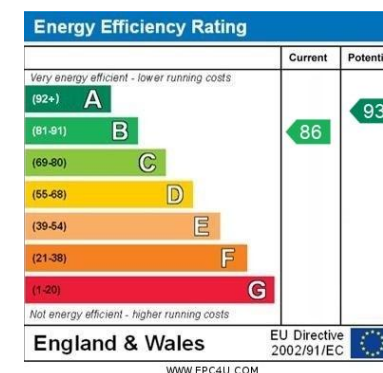
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**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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