



GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

36 Bacon Lane

Hayling Island PO11 0DN

Price: £600,000

DESCRIPTION

Four bedroom detached house with TWO bedroom self contained annex! situated in a requested West Hayling location and just a short walk to the beach! The property's just undergone some renovation works including installing an en-suite, ground floor WC, re-decorating and new carpets throughout. Internally the main house offers a light and spacious lounge with a beautiful feature fireplace with open fire, a conservatory overlooking the picturesque rear garden, you will also find a reception room/dining room, modern fitted kitchen with a separate utility room and a handy ground floor WC. Upstairs there are four well proportioned bedrooms for the growing family, the master benefiting from a newly fitted en-suite shower room and a separate modern fitted family bathroom. The addition of the two bedroom annex really stands this property apart from others and allows extremely flexible living. The annex is perfect if you have elderly relatives living with you, grown up children who need their own space or perhaps you could rent it out and generate an extra income! The annex itself offers a brand new, modern fitted wet room, spacious lounge, modern separate kitchen and two bedrooms both with fitted wardrobes. Outside there's a fully enclosed, private, side, and rear garden overlooking the park, an ample sized gated driveway and single garage. Additional benefits include double glazing, gas central heating and no forward chain. On leaving the property you can take the short, picturesque walk through the park to West Town Village where you can pick up your daily essentials or perhaps a freshly baked pastry from 'Heidi's' patisserie. Internal viewing highly recommended to fully appreciate all this home has to offer.

ACCOMMODATION

ENTRANCE PORCH

ANNEX

ANNEX LOUNGE/DINER: 19' 9" x 9' 8" (6.02m x 2.94m)

ANNEX KITCHEN: 9' 4" x 6' 9" (2.84m x 2.06m)

ANNEX BEDROOM 1: 10' 1" x 8' 4" (3.07m x 2.54m)

ANNEX BEDROOM 2: 9' 2" x 8' 4" (2.79m x 2.54m)

ANNEX WET ROOM: 7' 9" x 7' 1" (2.36m x 2.16m)



MAIN HOUSE

RECEPTION ROOM/DINING ROOM: 12' 7" x 12' 4" (3.83m x 3.76m)

WC

LOUNGE: 22' 0" x 11' 6" (6.70m x 3.50m)

CONSERVATORY: 11' 1" x 10' 3" (3.38m x 3.12m)

KITCHEN: 12' 5" x 8' 5" (3.78m x 2.56m)

UTILITY ROOM: 8' 8" x 5' 3" (2.64m x 1.60m)

FIRST FLOOR

BEDROOM 1: 12' 6" Narrowing to 9' 7" x 11' 7" (3.81m x 3.53m)

EN-SUITE SHOWER ROOM

BEDROOM 2: 11' 4" x 9' 3" (3.45m x 2.82m)

BEDROOM 3: 10' 1" x 9' 5" (3.07m x 2.87m)

BEDROOM 4: 8' 6" x 6' 5" (2.59m x 1.95m)

FAMILY BATHROOM: 6' 6" x 5' 2" (1.98m x 1.57m)

OUTSIDE

SIDE & REAR GARDENS

GATED DRIVEWAY

