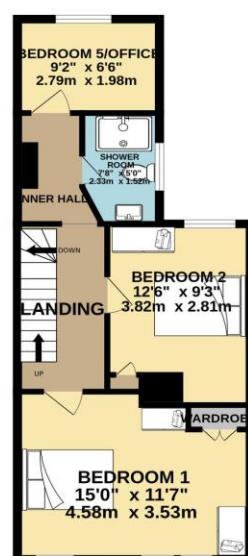




GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 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

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12 Fishery Lane
Hayling Island, Hampshire PO11 9NP

Price: £525,000

DESCRIPTION

Situated just a short walk from the beach and local shops, this vastly extended five-bedroom semi-detached character home offers the perfect blend of charm, space and modern living. Boasting a large south-facing rear garden, double garage and ample off-road parking, it is a house designed for both family life and entertaining. Lovingly enhanced over the years, the owners have poured their heart and soul into creating a truly wonderful family home. Step inside and you will find a warm and inviting lounge featuring a stylish biofuel fireplace, there's a separate dining room and a spacious, light-filled kitchen/breakfast room which has been recently fitted. The kitchen includes Quartz worktops, a central island, integrated full size fridge, a freezer, washing machine, dishwasher, oven, induction hob with built in vent and bi-folding doors opening directly onto a newly laid Indian sandstone patio, this seamlessly blends indoor and outdoor living. The first floor offers a generous sized bedroom (bedroom1), an additional double bedroom, a modern shower room and a versatile fifth bedroom, currently used as a home office. On the top floor you'll find two further well-proportioned bedrooms and a modern fitted family bathroom. Additional benefits include double glazing and gas central heating. An internal viewing is highly recommended to fully appreciate the space and high specification finish throughout.

ACCOMMODATION

ENTRANCE PORCH & HALLWAY

LOUNGE: 11' 8" x 11' 7" (3.55m x 3.53m)

KITCHEN/BREAKFAST ROOM: 15' 0" x 14' 9" (4.57m x 4.49m)

DINING ROOM: 11' 7" x 9' 4" (3.53m x 2.84m)

FIRST FLOOR

BEDROOM 1: 15' 0" x 11' 7" Narrowing to 9'0"(4.57m x 3.53m)



BEDROOM 2: 11' 7" x 9' 4" (3.53m x 2.84m)
BEDROOM 5/OFFICE: 9' 2" x 6' 6" (2.79m x 1.98m)

SHOWER ROOM: 7' 8" x 5' 1" Narrowing to 3'4" (2.34m x 1.55m)

SECOND FLOOR

BEDROOM 3: 11' 1" x 8' 8" (3.38m x 2.64m)

BEDROOM 4: 14' 5" x 6' 8" Widening to 9'6" (4.39m x 2.03m)

FAMILY BATHROOM: 7'2" X 7'0"

OUTSIDE

SOUTH FACING REAR GARDEN

DOUBLE GARAGE: 21' 0" x 12' 1" (6.40m x 3.68m) & DRIVEWAY

