



50 North Shore Road | PO11 0HN | £650,000

GEOFF **FOOT**
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Spacious 4-Bed Detached Home in Prime West Hayling Location Offering versatile living space, this detached four-bedroom home is set in a highly sought-after West Hayling position — close to local shops, Hayling Park, the Hayling Billy Trail, Station Theatre, and scenic coastal walks. Residents also benefit from access to a private, locked slipway, ideal for water sports or leisurely walks with a view. The property provides ample driveway parking leading to a double garage. Inside, you'll find a welcoming entrance lobby, bright hallway, spacious lounge/sitting room, separate dining room, and a generous kitchen/breakfast room. There's also a useful utility area and a ground-floor cloak/shower room. Upstairs are four well-proportioned bedrooms, including a main bedroom with en-suite, and a family bathroom. The private, mature rear garden offers established planting and inviting seating areas — perfect for relaxing or entertaining. Offered with no forward chain, this property will appeal to families and buyers alike seeking a comfortable, flexible home in a desirable setting.

- **Spacious 4-bedroom detached home in West Hayling**
- **Close to shops, park, coastal walks, and Hayling Billy Trail**
- **Access to residents-only slipway ideal for water sports**
- **Double garage and generous driveway parking**
- **No Forward Chain**
- **Main bedroom with en-suite, plus three further bedrooms**
- **Generous sized private, mature rear garden**
- **Utility Room**
- **Lounge, dining room, and kitchen/breakfast room**
- **Virtual Tour Available**

Freehold | EPC: D | Council Tax Band: F

The accommodation comprises:

UPVC double glazed door to –

Entrance Porch –

Double glazed windows to front aspect. Tiled flooring. Wall light. Hardwood door to

Hallway –

Radiator. Deep built in storage cupboard and built in cloaks cupboard with hanging rail. Staircase rising to first floor. Spotlight bar. Double glazed window and vertical blinds to front.

Cloak/Shower Room –

Corner cubicle with mixer shower, close coupled WC and half inset wash hand basin with cupboard below. Radiator. Ceramic wall and floor tiling. Obscure double glazed window to side.

Lounge/ Sitting area –

Lounge area: Feature raised fireplace recess with tiled display plinth. Double glazed window to front. Wall light points. Radiator. Open plan to Sitting area: Radiator. Double glazed sliding patio doors leading onto rear Garden.

Dining Room –

Radiator. Double glazed sliding doors to

Conservatory –

Range of double glazed windows fitted to three sides with vertical blinds. Double glazed sliding patio doors to rear Garden. 'Myson' electric wall heater. Wall light points. Return door to Kitchen.

Kitchen/Breakfast Room –

Comprehensive range of 'Maple wood' effect fronted wall and base cupboards and drawers. 1.5 bowl single drainer sink unit with mixer tap set in work surface. Integrated 'Neff' double oven and grill with warding drawer. Further work surface with inset induction hob and extractor hood over. Breakfast bar with stools forming divider to further work surface, wall cupboards, drawers and integrated wine rack. Tiled splash backs. Down lighting. Double glazed door to rear Garden. High level window to side. obscure double glazed door to

Utility/outer Lobby –

Space and plumbing for automatic washing machine, freezer and wall cupboards. UPVC Lantern light roof. Double glazed sliding doors to side path.

Stairs to Landing –

Built in airing cupboard housing hot water tank, heating/water timer control unit and shelving. Access to loft space. Double glazed window to front elevation, offering sea glimpses to Langstone Harbour and Portsdown Hill.

Bedroom 1 –

Matching range of built in wardrobes, over bed space cupboards and side wardrobes. Radiator. Double glazed window to rear elevation. Door to En-suite: Vanity shelf with half inset wash hand basin and cupboard below. Close coupled WC with concealed cistern. Shower cubicle with 'Triton' electric shower. Mirror fronted bathroom cabinet. Ladder style towel radiator. ceramic wall tiling. Obscure double glazed window to side elevation and down lighting.

Bedroom 2 –

Double glazed window to front elevation offering partial views to Langstone Harbour. Range of floor to ceiling wardrobes and drawers, bedside tables and dressing table.

Bedroom 3 –

Double glazed window overlooking rear Garden. Radiator. Built in double wardrobe, cupboards and wall mirror.

Bedroom 4 –

Double glazed window to rear Garden aspect. Double wardrobe, cupboards and dressing table unit with drawers. Desk with glass fronted display cupboards over and cupboards below.

Family Bathroom –

Pastel suite comprising panelled corner Bath with mixer tap and shower over with screen. Bidet and close coupled WC. Sink unit with cupboard below. Wall lights. Radiator. Vinyl flooring. Obscure double glazed window to front and side aspects.

Outside –

Low walled front boundary with hedging to sides. Mainly laid to lawn with Pampas grass and shrubs. Tarmac driveway with additional parking area.

Attached Double Garage –

With electric roller door, double glazed window, wall mounted 'Worcester' gas boiler, power and lights. Stop cock. Gas and electric meters and Consumer unit.



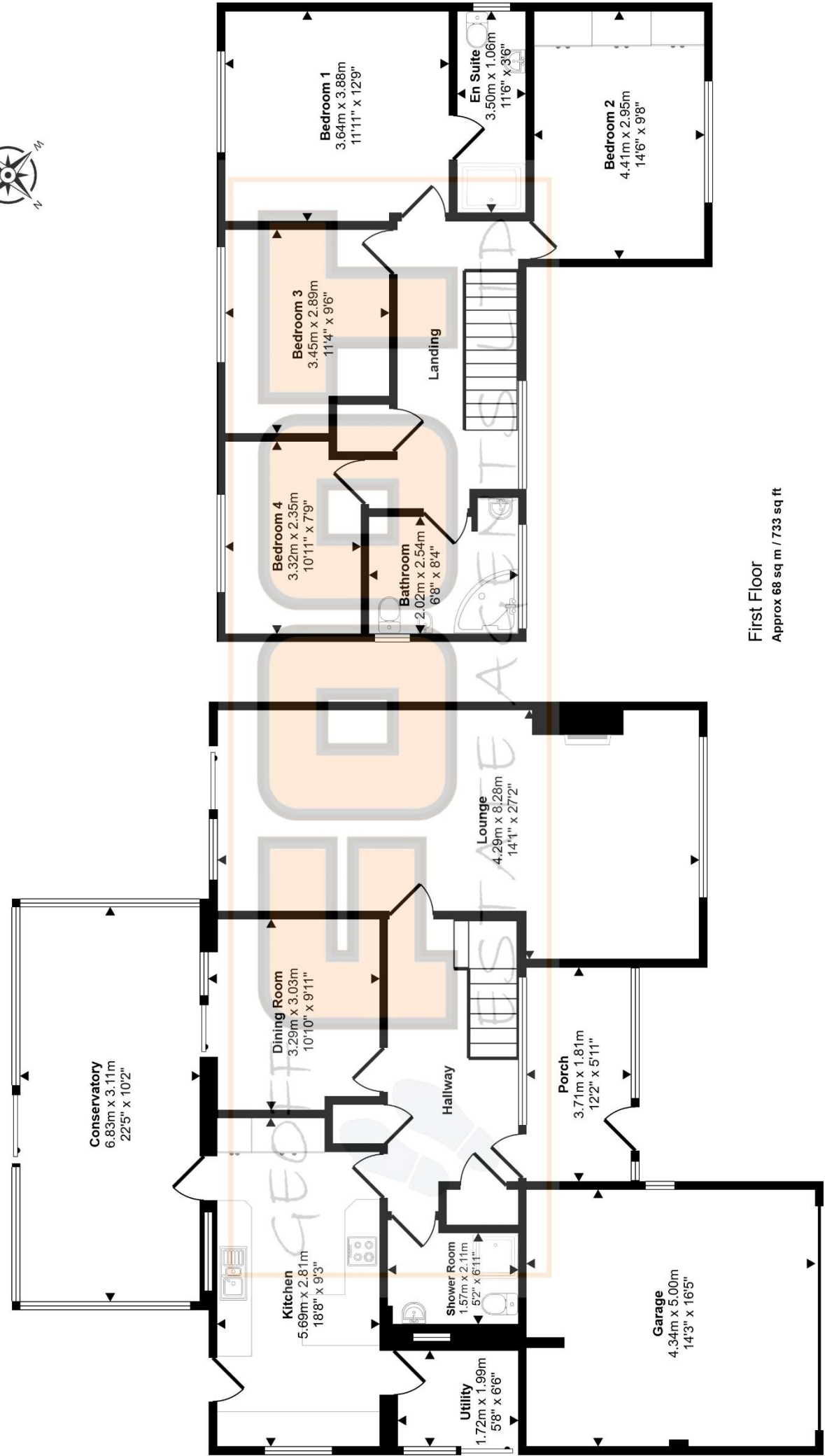
IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
www.EPC4U.com		

Approx Gross Internal Area
200 sq m / 2158 sq ft



First Floor
Approx 68 sq m / 733 sq ft

Ground Floor
Approx 132 sq m / 1425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.