



2 Eastoke Avenue

'Eastoke', Hayling Island, P011 9QW

Offers in excess of £650,000



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Welcome to Eastoke Avenue...

LOCATION LOCATION LOCATION !! Perfectly positioned just 100 yards from the shores of Hayling Island's Blue Flag beaches and therefore offering stunning sea views from some of the bedrooms, is this large and versatile four bedroom family home. Hayling Island's Sailing Club, is just a 2 minute drive whilst the close proximity to Eastoke Corner's local amenities such as a the local chippy, ice cream parlour, pub's, shops and restaurants, means this home by the sea really will put a big tick in the location box on your criteria!

Presented in immaculate condition throughout, having been fully rennovated and extended by the current owners, this property really needs to be viewed to be truly appreciated.

Arriving at the property via the driveway entrance on Southwood Road, there is ample room for parking for several cars, a motor-home, or a boat. With further parking spaces to the rear of the property.

Entering via the composite front door you arrive in the entrance porch, which has an internal door to the ground floor. The space here really does start to unfold around you, with a large lounge in the middle of the property - quite literally the heart of the home - that also has open archway to the dining room, French doors on to the garden and stairs to the first floor. The focal point of the lounge however really is the lovely addition of a log-burner.

The modern fitted kitchen, with a large range of handle-less wall and base units also boasts integrated appliances and a breakfast bar. The adjoining dining

room is perfect for entertaining whilst the separate utility room is almost the size of an average kitchen, and ideal place to hide away the laundry!

There is also a ground floor double bedroom at the rear of the property, with a modern en-suite shower room, making it an ideal guest suite or bedroom for a teenager or in-law!

Taking the stairs from the lounge, there are a further three double bedrooms, two of which offer views across the Solent. The Master Bedroom has fitted wardrobes and an en-suite shower room; comprising of a shower, low-level flush WC and wash hand basin and finished with modern tiling throughout.

The family bathroom, is fitted with a four-piece bathroom suite including a tile-finished sunken bath, separate shower, low-level flush WC, heated towel rail and wash hand basin is ideal for a large family, of all ages.

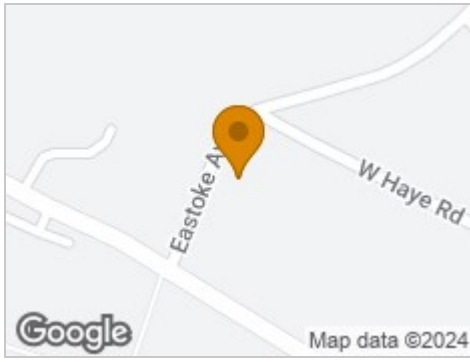
A home office/separate study is now also on most people's list of requirements and this home has the perfect space!

There is garage with light and power with direct access into the house. The south-facing private enclosed garden is largely laid to lawn with a patio seating area and pergola (currently housing a hot tub!)

Viewings are strictly by appointment only but available 7 days a week with pre-booking...



Road Map



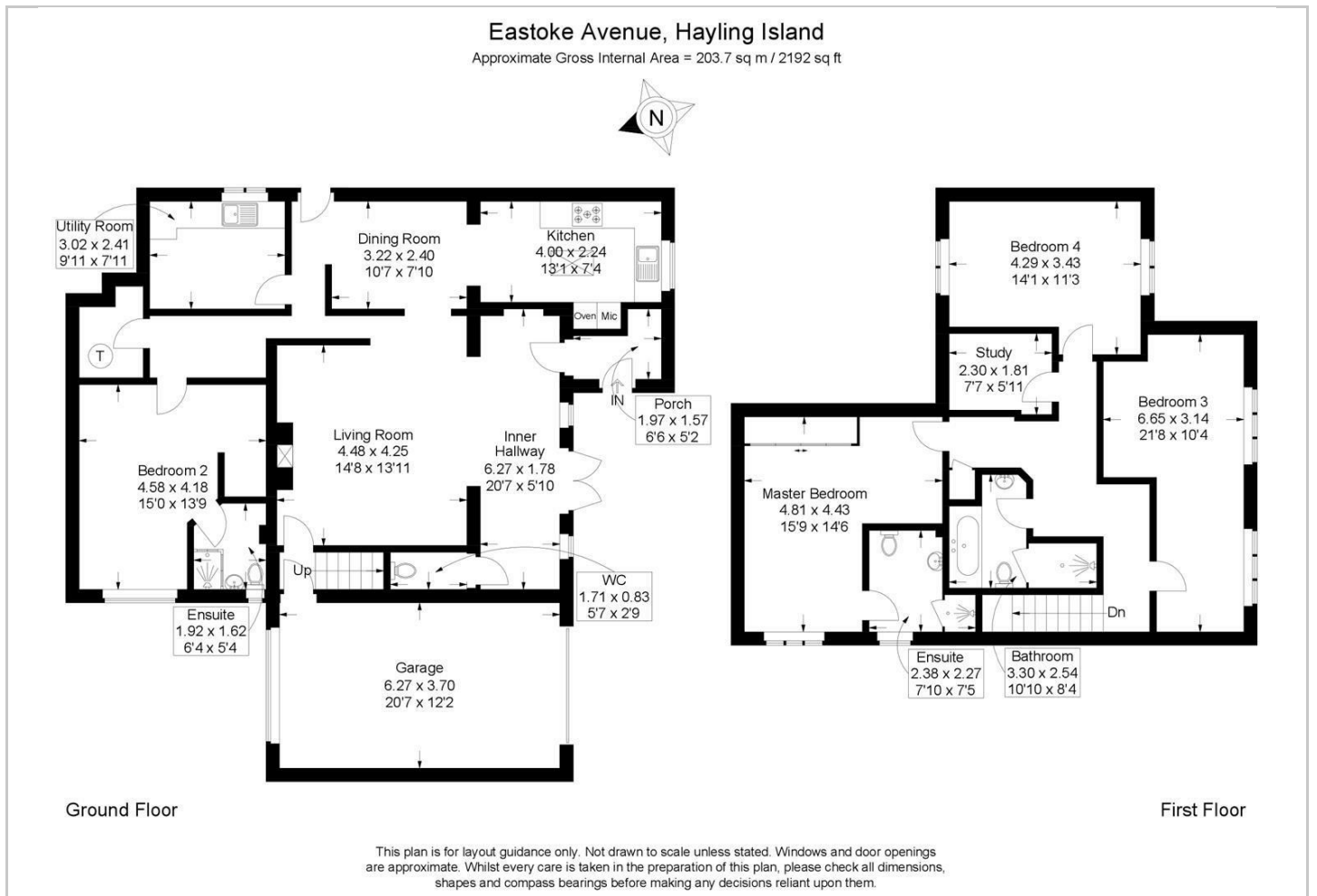
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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