



## 13 Sandy Beach Estate

'Sandy Point', Hayling Island, PO11 9RG

Offers in excess of £375,000



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Welcome to Sandy Beach Estate...

This wonderful private development, is the perfect seaside home given the private direct beach access from the estate, communal tennis courts, large green and play space to the front and a fantastic community feel. Number 13, is expected to be popular on the open market, given it is one of the only homes with vehicular rear access (ideal for water-sports storage), it is detached AND it will likely very soon, have planning permission approved for a second floor extension to really soak in those panoramic sea views! \*The planning application has been submitted, revisions have been made and approval is expected soon\*.

To the front this property has a block-paved driveway for two cars. There is a composite front door to the downstairs lobby, which also doubles as a fantastic utility room and boot room with work surfaces, with space and plumbing for under-counter laundry appliances and a door through to the garden. There is also an internal door to the property.

In the ground floor entrance hall, you find the modern family bathroom, two double bedrooms and stairs to the first floor. The Master, which was knocked through by the current owners to create a bigger space, has two double glazed windows to the front aspect and large fitted wardrobes. The 2nd bedroom next door, has a double glazed window to the rear elevation. Both are finished with carpet.

The bathroom is tiled, with a window to the rear and is fitted with a white suite comprising of a bath with shower over, low-level flush WC and wash hand basin.

Taking the stairs to the first floor, you find the large open plan living space with stunning ceiling to floor double glazed windows to the front, overlooking the green and tennis courts and towards the sea. There is a log-burner, which makes a lovely focal point, and exposed steel beam giving the room some character. The kitchen area is fitted with a large range of wall and base units with a range of integrated appliances such as fridge freezer, dishwasher and oven. The room is finished with wood flooring throughout.

There is a sky-light hatch on this floor, providing ladder access to the stunning roof terrace - a firm favourite feature of this home... Up on the roof terrace, there is plenty of room for a bbq and garden sofa suite to really enjoy those sunsets and views!

To the rear of the property there is a garden, largely laid to lawn with shrub borders and there is also vehicular access to the car-port which would make garage-style storage if required.

Viewings are strictly by appointment only, but can be made 7 days a week with pre-booking...



## Road Map



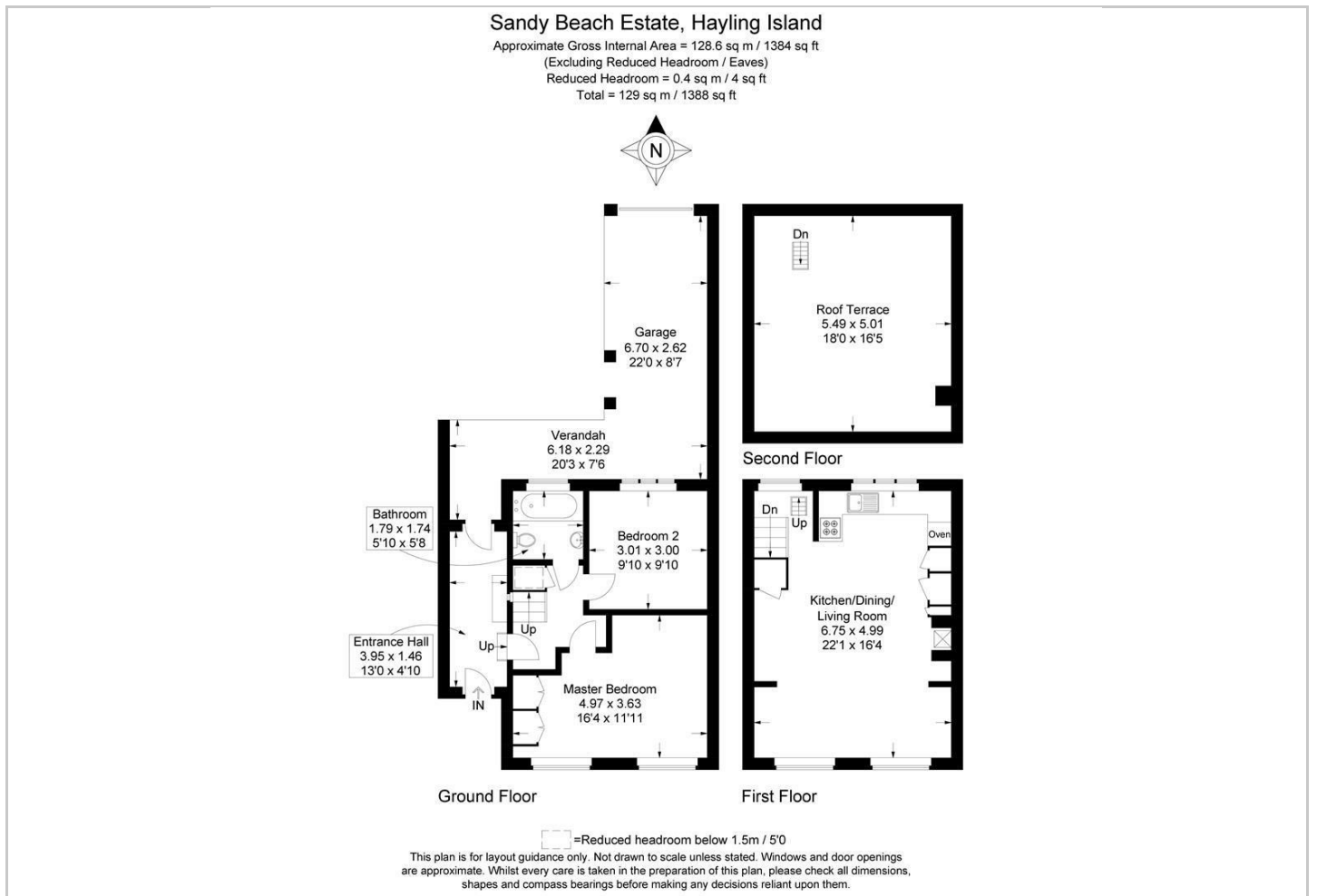
## Hybrid Map



## Terrain Map



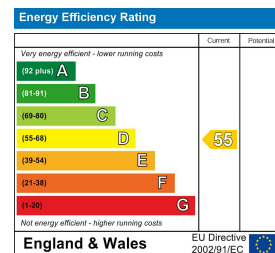
## Floor Plan



## 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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