





The Anchorage



- ▶ **Waterside location with views over the harbour**
- ▶ **Spacious kitchen dining room with separate sitting room**
- ▶ **Large and sociable conservatory suitable for relaxed entertaining**
- ▶ **Secluded and enclosed rear garden**
- ▶ **2245 square feet of superior family accommodation**
- ▶ **Separate study for working from home**
- ▶ **Perfect family and guest accommodation with four en suites**

The Anchorage is situated in the highly sought-after Wittering Road waterside location with magnificent views over the harbour, this 4-bedroom detached house offers unparalleled luxury living. Boasting a generous 2245 square feet of superior family accommodation, the property features a spacious kitchen dining room alongside a separate sitting room, perfect for both every-day living and formal gatherings. The inclusion of a separate study provides an ideal space for working from home.

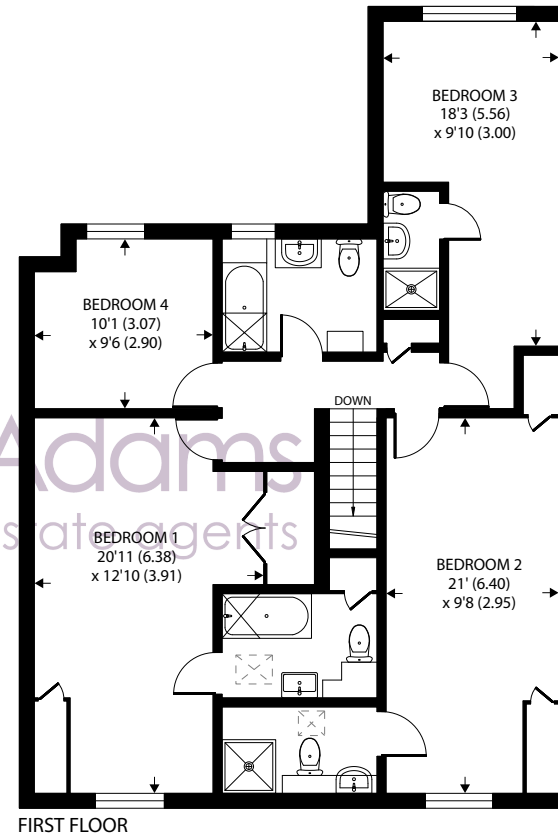
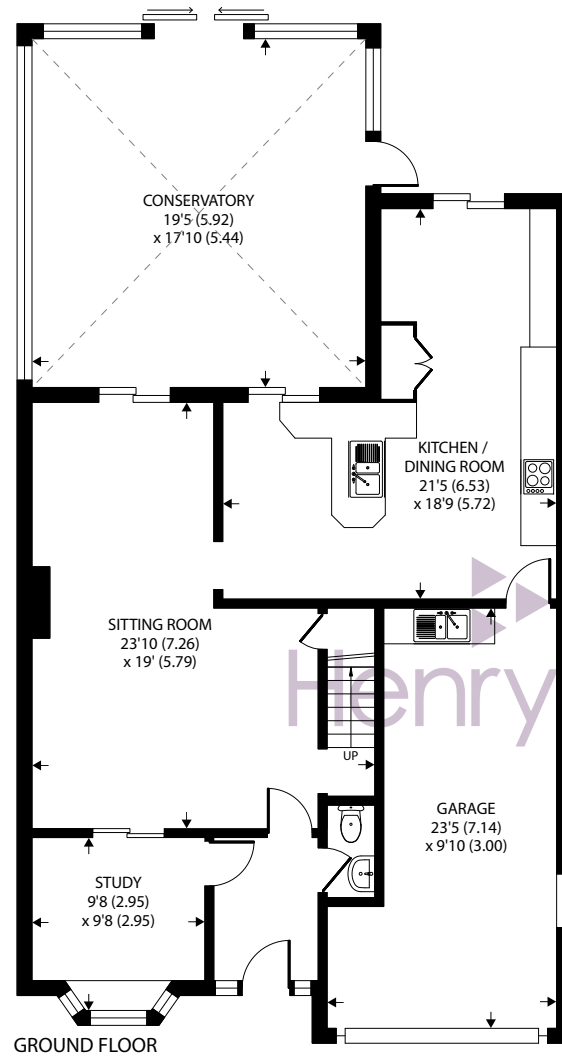
This home further benefits from a large and sociable conservatory, offering a serene environment for relaxed entertaining. Each bedroom is paired with its own en suite shower room, providing both practicality and privacy for residents and guests alike. The property encompasses a secluded and enclosed rear garden, offering a tranquil outdoor space for relaxation.

Convenience is key with the inclusion of a large integral garage, providing secure parking and storage with convenient access from the kitchen. This property is an exceptional offering in a prime location for those seeking the epitome of luxurious waterside living.









Wittering Road, Hayling Island, PO11

Approximate Area = 2245 sq ft / 208.5 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 2494 sq ft / 231.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Henry Adams. REF: 1125703

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

The Anchorage is a delightful home walking distance from both the Hayling Island sea front and a local area of Heathland. Hayling Island offers splendid leisure facilities. In addition to the natural beach with windsurfing, there is a highly prized links Golf Course with the Club House just along the road. Sailing enthusiasts have the choice of two top class sailing clubs with access to the Solent and Chichester Harbour. There is a local theatre and the Chichester Festival Theatre is only 25 minutes away. The Island has local schools. School buses serve other schools further afield. The Ferry provides a link to schools in Portsmouth. Train services to Waterloo (1hr20m) and Victoria run regularly from nearby Havant Station (approximately 5 miles).

16th May 2024



