



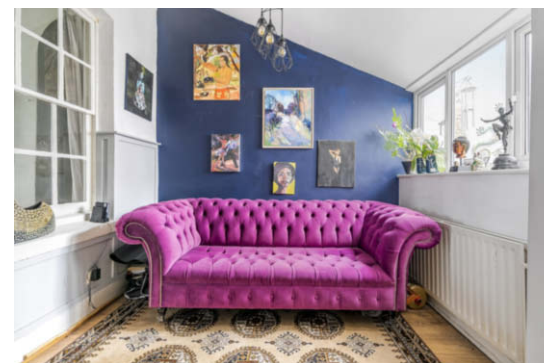
342 Sea Front

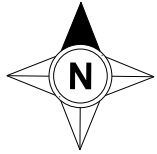
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- ▶ **Light & Spacious Four Bedroom Character Cottage**
- ▶ **Two Reception Rooms**
- ▶ **Four Bedrooms With Balcony to Bedroom One Offering Sea Views**
- ▶ **Private Courtyard Garden With Storage**
- ▶ **Original Features**
- ▶ **Stylish Fitted Kitchen**
- ▶ **Modern Family Bathroom**
- ▶ **Allocated Parking**
- ▶ **Perfect Downsize or Holiday Home**

This light and spacious four-bedroom character cottage offers a perfect blend of traditional charm and modern conveniences. Delight in the original features that give this property its unique character. The ground floor boasts two inviting reception rooms, ideal for both relaxed living and formal entertaining, while the stylish fitted kitchen provides a contemporary space to craft culinary delights. Upstairs, four well-appointed bedrooms await, with the highlight being the balcony attached to bedroom one offering breath-taking sea views, perfect for enjoying your morning coffee or watching the sunset. Completing the upper level is the modern family bathroom, providing both style and comfort.

Outside, the property features a private courtyard garden, a tranquil oasis to enjoy your morning coffee or host al fresco gatherings. This delightful outdoor space also offers convenient storage and allocated parking, ensuring both practicality and privacy. With its combination of character, comfort, and coastal views, this property serves as an ideal option for those seeking a downsized residence or a charming holiday home.





342 Sea Front, Hayling Island

Approximate Area = 1281 sq ft / 119 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). © njchecom 2024. Produced for Henry Adams. REF: 1146897

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

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).

21st June 2024

