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- ▶ **Light & Spacious Four Bedroom Detached Family Home**
- ▶ **Sun Room**
- ▶ **Four Double Bedrooms**
- ▶ **Beautifully Maintained Garden**
- ▶ **Desirable Location Walking Distance To Hayling Sea Front**
- ▶ **Two Reception Rooms**
- ▶ **Spacious Sitting Room With Doors Leading To Garden**
- ▶ **En-Suite To Bedroom One**
- ▶ **Garage & Drive Providing Ample Parking**
- ▶ **Close to many amenities-Golf Courses, sailing Clubs & Shops**

Nestled in a sought-after location within walking distance to the serene Hayling Sea Front, this light and spacious four-bedroom detached family home offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming ambience that flows seamlessly throughout the property. The main floor features two reception rooms and a sunroom, providing ample space for family gatherings or quiet relaxation. The spacious sitting room boasts doors that lead out to the beautifully maintained garden, allowing for a harmonious indoor-outdoor lifestyle. Upstairs, you will find four double bedrooms, with bedroom one benefiting from an en-suite, offering a private retreat within the home.

Externally, this property truly excels with its thoughtfully designed outdoor space. The beautifully maintained garden provides a peaceful oasis for outdoor enjoyment, whether it be al fresco dining, gardening, or simply unwinding after a long day. The addition of a garage and a spacious driveway ensures ample parking for multiple vehicles, catering to your practical needs. Perfect for families or those who simply enjoy entertaining, the outdoor spaces of this home offer endless possibilities for relaxation and recreation. Embrace the serene coastal lifestyle with the convenience of modern living in this desirable property that seamlessly combines comfort, style, and functionality.





17A Sea Grove Avenue, Hayling Island, PO11 9EU

Approximate Area = 1712 sq ft / 159 sq m
Limited Use Area(s) = 274 sq ft / 25.4 sq m
Total = 1986 sq ft / 184.5 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). © n|checon 2024. Produced for Henry Adams. REF: 1197818

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 south of Hayling Island is highly favoured amongst those seeking to enjoy the best of the Island's leisure opportunities. The renowned links Golf course, sailing club, real tennis club and bowling green are all readily accessible. Hayling Island is the home of windsurfing and the long seafront provides great opportunities for enthusiasts. The Hayling Billy Coastal Path stretches down the west of the Island to Langstone and into Havant. There are bus services along the seafront providing access to shopping centres at Mengham and West Town. On the mainland travel along the coast and into the capital is good; the M/A27 providing access from Southampton to Brighton with the A3(M) into London also nearby. Havant station provides Waterloo line services into London or to London Victoria via Chichester.

10th October 2024

