



26 Sinah Lane

Situated in the highly sought after Sinah Lane, this beautifully presented five-bedroom detached home

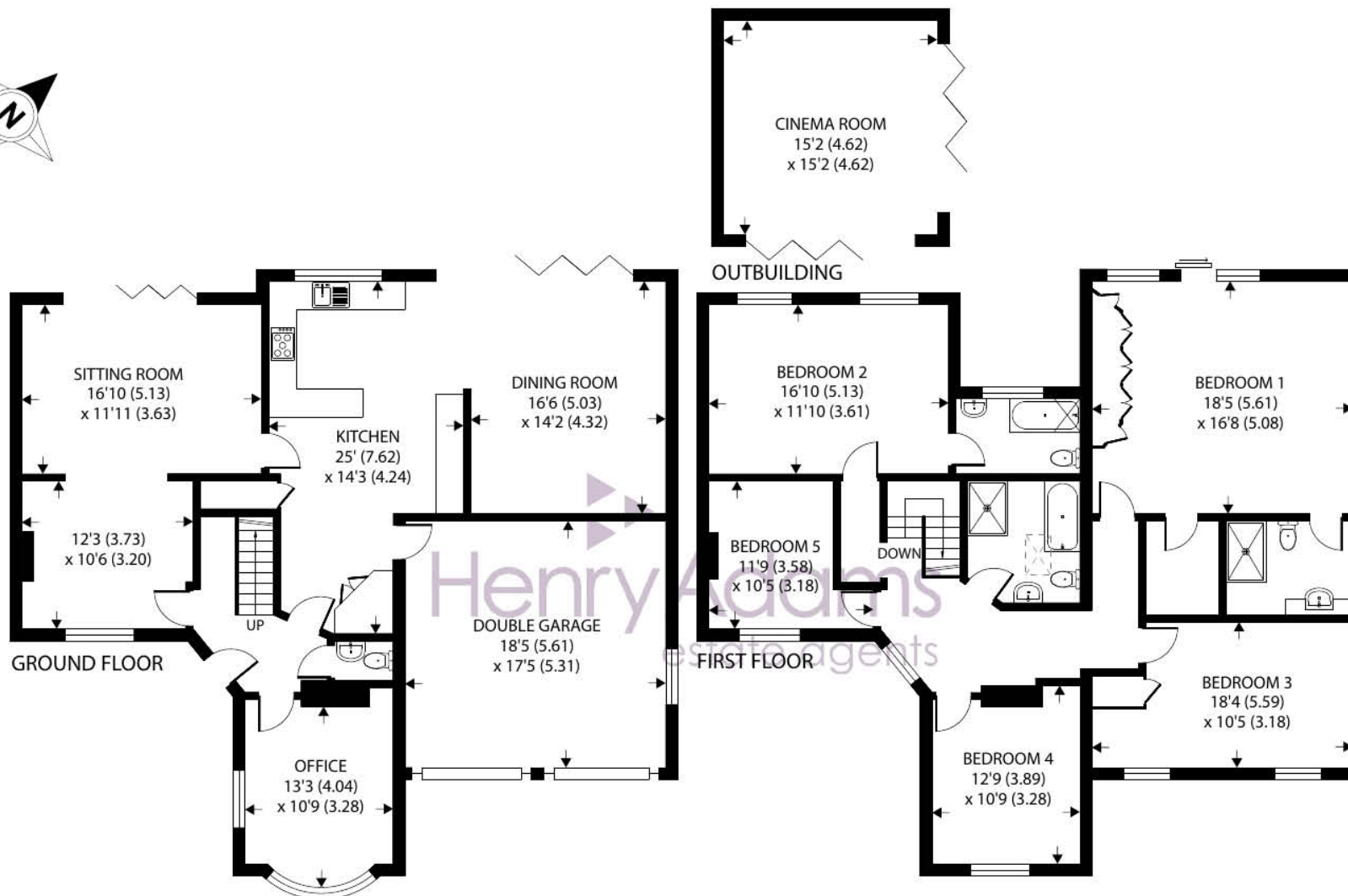


- ▶ **Beautifully Presented Five Bedroom Detached Home**
- ▶ **Smart Home Lighting Operated Remotely From Your Phone**
- ▶ **Dressing Room & Fitted Wardrobes To Bedroom One**
- ▶ **Double Garage**
- ▶ **Stylish Open Plan Kitchen / Family / Dining Area**
- ▶ **En-Suites To Bedroom One & Two**
- ▶ **Cinema/ Home Office / Garden Room**
- ▶ **Electric Gated Drive Providing Ample Parking**

Step inside to discover a stylish open-plan kitchen, family, and dining area, ideal for both family gatherings and entertaining guests. The smart home lighting system allows you to create the perfect ambience with just a tap on your phone, adding a touch of modern convenience to your every-day life. The property boasts en-suites to both bedroom one and two, with the bedroom one further impressing with a dressing room and fitted wardrobes, ensuring plenty of storage space without compromising on style. Additionally, you'll find a versatile space that can be utilised as a cinema room, home office, or garden room, creating endless possibilities for personalisation. Convenience is further exemplified by the double garage and electric gated drive, providing ample parking for residents and visitors alike.

The outdoor space of this property is just as captivating, offering a landscaped secure garden that provides a peaceful retreat for relaxation and outdoor activities. Complete with a greenhouse, shed, and cinema room, the garden is a haven for those with a green thumb or those who enjoy spending time outdoors. Whether you are enjoying a quiet evening in your garden oasis or hosting a summer barbeque for friends and family, this property offers the perfect setting for creating lasting memories in a home that effortlessly combines style, functionality, and comfort. Live the lifestyle you deserve in this exceptional residence that harmoniously blends indoor luxury with outdoor tranquillity in a prime location, making it a truly remarkable find.





Sinah Lane, Hayling Island, PO11

Approximate Area = 2518 sq ft / 233.9 sq m

Garage = 324 sq ft / 30.1 sq m

Outbuilding = 230 sq ft / 21.3 sq m

Total = 3072 sq ft / 285.3 sq m

For identification only - Not to scale



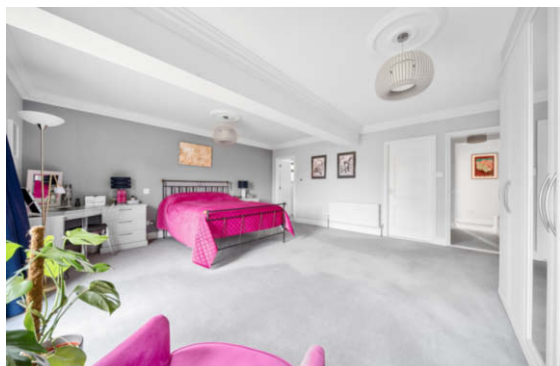
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1226314

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 across the road. Close by there is also a Sports Club offering, exceptionally, all racket games facilities. Sailing enthusiasts have the choice of two top class sailing clubs with access to the Solent and Chichester Harbour. There are also 4 Marinas, 3 Swimming Pools, plus a Lido, three Gyms and three riding schools. The local theatre and the Chichester Festival Theatre is only 25 minutes away. The Island has local primary / junior schools. School buses serve other schools further afield including Portsmouth Grammar School. Nearby Havant offers a range of shopping including Waitrose, Tesco Extra, Aldi and Marks & Spencer's. The Ferry provides a link in Portsmouth. Train services to Waterloo (1hr20m) and Victoria run regularly from nearby Havant Station (approximately 5 miles). The M27 and the A3 are within easy access as is the Hindhead Tunnel.

13th December 2024



To arrange a viewing call **01243 377773** View details online at **henryadams.co.uk**