



Kingston House Victoria Road, Hayling Island PO11 0LU

Guide Price £625,000 Freehold

Kingston House Victoria Road

Hayling Island

- Immaculate Four Bedroom Detached House
- Light & Spacious Throughout
- Open Plan Sitting Area With Views Across the Garden
- Stylish Fitted Kitchen With Integrated Appliances
- Study / Snug
- Four Excellent size Bedrooms With Fitted Cupboards to Bedroom One, Two & Four
- Modern Family Bathroom & En-Suite To Primary Bedroom
- Beautifully Landscaped Garden With Seating Areas
- Double Garage & Drive Providing Ample Parking

Introducing this stunning four-bedroom detached house, immaculately maintained to the highest standard, epitomising premium living.

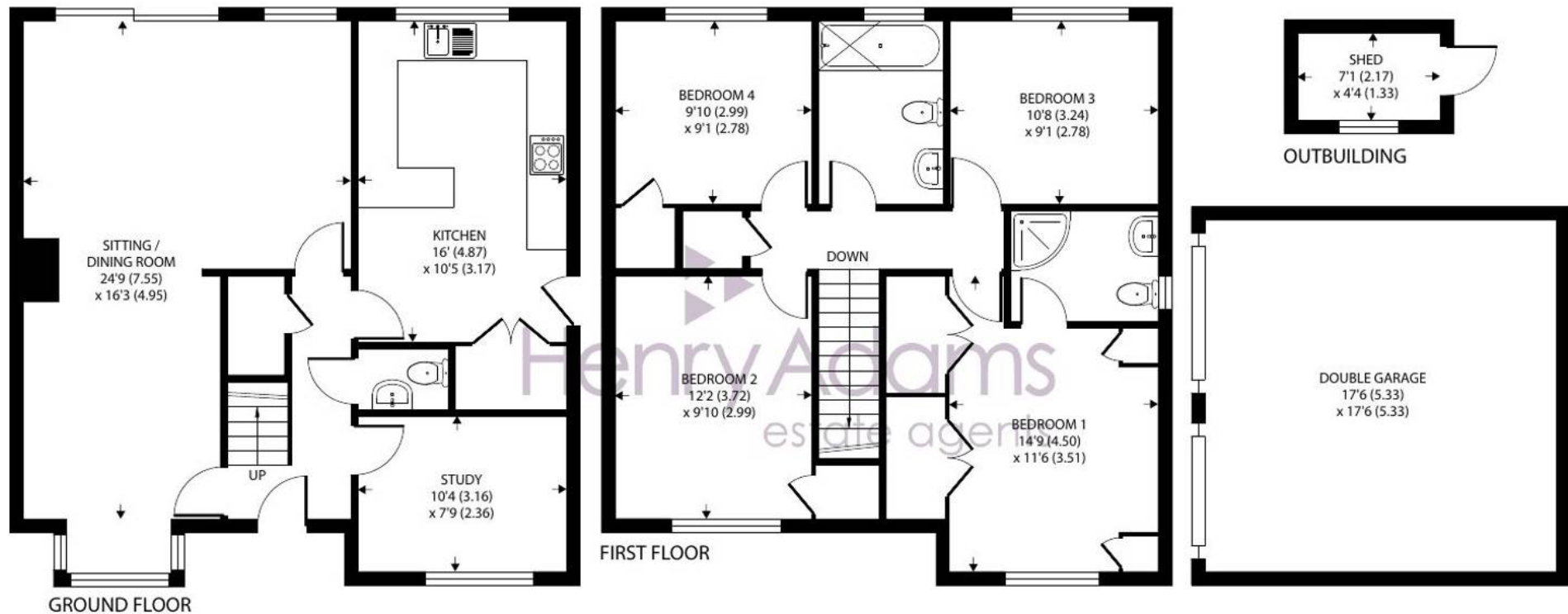
Upon entering, you are greeted by an open plan sitting area, offering picturesque views across the beautifully landscaped garden, seamlessly blending indoor and outdoor living. The stylish fitted kitchen boasts integrated appliances, catering to all culinary needs.

This residence features a versatile space that could serve as a study or a snug, along with a convenient cloakroom adding practicality to the ground floor.

Upstairs are four excellent-size bedrooms, three with fitted cupboards, providing ample storage solutions. The modern family bathroom and en-suite to the primary bedroom are exquisitely designed, offering a touch of luxury to every-day living.







Approximate Area = 1408 sq ft / 130.8 sq m
Garage = 305 sq ft / 28.3 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 1744 sq ft / 162 sq m



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Step outside into the beautifully landscaped garden, a serene oasis with various seating areas, perfect for outdoor relaxation and entertaining. The panoramic views, including mesmerising sea views, elevate the outdoor experience, adding a touch of tranquillity to daily life.

Completing this exceptional property is a double garage and a spacious drive, ensuring ample parking space for residents and guests alike. This home caters to those in pursuit of a premium lifestyle, offering both comfort and sophistication in equal measure.

Victoria Road is situated to the north of Hayling Island close to the village of Northney with its 12th century Norman church and village hall. Stoke Farm shop is nearby and offers a variety of locally grown and made products. A few minutes from the Hayling bridge is Havant train station with links to London Waterloo, Portsmouth and Brighton stations. The Langstone Quays Hotel provides a health club, bar and restaurant with Northney Marina nearby. There are also a selection of sailing clubs nearby. The Hayling Billy Trail, the islands number one attraction on TripAdvisor is two minutes walk from the property. The property is a short 300yards to the seafront.

Council Tax band: F

EPC Energy Efficiency Rating: C





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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.