





10 St Aubins Park

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- ▶ **Beautifully Presented Five/Six Bedroom Detached Home**
- ▶ **Open Plan Kitchen/ Family / Dining room With Bi-fold Doors Out To**
- ▶ **Annexe Potential**
- ▶ **Spacious Landscaped Garden With Seating Areas**
- ▶ **Highly Desirable Location**
- ▶ **Impressive Entrance Hall With Vaulted Ceiling & Glass Balastrade**
- ▶ **Three Reception Rooms**
- ▶ **Four Stylish Bathrooms including En-Suite To Bedroom One**
- ▶ **Short Walk to The Beach & Golf Course**

Nestled in a highly desirable location, this beautifully presented five/six-bedroom detached home offers a luxurious and comfortable living experience. The impressive entrance hall greets you with a vaulted ceiling with skylight and glass balustrade. The open-plan kitchen, family, and dining room is a focal point of the home, featuring bi-fold doors that seamlessly connect the indoor living space with the outdoor oasis. Three reception rooms provide versatility for entertaining or relaxing, while the garden room / bedroom five offers great annexe potential or additional living options. The property boasts four stylish bathrooms, including an en-suite to the exquisite bedroom one.

Complementing the impressive interior, the outside space of this residence is equally appealing. A double garage and drive provide ample parking ensuring convenience and ease of access. The spacious landscaped garden is the perfect place for enjoying a morning coffee on the patio or hosting a gathering in the lush surroundings, this property provides the perfect backdrop for creating lasting memories with friends and family. With its idyllic location, stylish design, and thoughtful amenities, this home presents a rare opportunity to embrace a lifestyle of luxury and comfort, where every detail has been carefully considered to enhance modern living.









10 St. Aubins Park, Hayling Island

Approximate Area = 2672 sq ft / 248.2 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2950 sq ft / 274 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). © nchecom 2024. Produced for Henry Adams. REF: 1146895

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

St. Aubins Park is a leafy and popular cul de sac walking distance from West Town, a suburb of Hayling Island offering many local amenities. Hayling Island itself 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 around the corner. 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 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). The M27 and the A3 are within easy access to the Hindhead Tunnel.

21st June 2024



