

# Hugh Hickman & Son

*Valuers and Estate Agents*

8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF

Telephone No: 023 9246 3008

[www.hughhickman.co.uk](http://www.hughhickman.co.uk)

[post@hughhickman.co.uk](mailto:post@hughhickman.co.uk)



Hugh Hickman and Son are very pleased to offer for sale, this well-presented detached four bedroom detached house, which is located in one of the most sought-after roads on Hayling Island. The property is situated only a short distance from both the Seafront and West Town Shopping Centre with all its amenities. The property has recently been extensively modernised and updated and has many features including UPVC double glazing and gas central heating.

The flexible downstairs accommodation comprises a spacious entrance / reception area, 29' x 20'6" (8.83m x 6.24m) lounge,

South facing UPVC double glazed sun room, small study area, an attractive new kitchen, breakfast room, utility room, dining room and a cloakroom. The first floor has a spacious landing, four bedrooms, (the master bedroom has a new en-suite shower room and access to the south facing balcony), and a new family bathroom. The property also has a long driveway, (with ample off road parking), a large detached garage, large South facing front garden and a mature rear garden that backs onto Hayling Park, making it ideal either for a family or someone looking for a property that has plenty of character.

Havant Town Centre with its train service to London is also only an approximate fifteen-minute drive away.

Please note that we are informed vacant possession can be offered. Internal viewing is strongly advised to fully appreciate this property, by appointment only please through Hugh Hickman and Son.

**BANNA-BOO, 30 BACON LANE,  
HAYLING ISLAND, HAMPSHIRE, PO11 0DN  
£995,000 FREEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF  
VAT No: 107 6574 65

Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

**WIDE COVERED PORCH** Quarry tiled floor. Two feature outside lights. South facing UPVC double glazed lead light front door, (with two matching UPVC double glazed lead light side windows with obscured glass), to:

**ENTRANCE / RECEPTION ROOM** **14' x 9'10" (4.26m x 2.99m)** Four high level UPVC double glazed lead light windows to the side. Radiator. Coved ceiling. Part glazed doors to:

**CLOAKROOM** Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and drawers under. High level UPVC double glazed lead light window to the side. High level window to the front. Door to the breakfast room.

**LOUNGE** **29' x 20'6" (8.83m x 6.24m)** Stairs leading to the first floor with a recess under. Three radiators. Five large UPVC double glazed lead light windows, (with pleasant views over the side garden). Feature open fireplace which has an exposed brick surround. Television point. Coved ceiling. Inset ceiling spotlights. Access through to the small study area. Doors to the kitchen and dining room. Access through to:

**SUN ROOM** **13'10" x 8'6" (4.21m x 2.59m)** South facing. Twelve UPVC double glazed lead light windows with pleasant views over the front garden. Inset ceiling spotlights.

**STUDY ROOM** **9'6" x 4'9" (2.89m x 1.37m)** Two large south facing UPVC double glazed lead light windows with pleasant views over the front garden. High level south facing UPVC double glazed window to the front. Telephone point.

**KITCHEN** **12' x 10'6" (3.65m x 3.20m)** Fitted on all sides with new attractive units. Range of worktops with drawers and cupboards under. Inset one and a half bowl stainless steel sink unit with mixer taps and a cupboard under. High level display cupboards. Built in eye level stainless steel oven. Inset four ring electric hob with a centre downdraft extractor. Integral dishwasher. Inset wine rack. Integral fridge/freezer. Coved ceiling. Inset ceiling spotlights. Part glazed double doors to the dining room. Four UPVC double glazed lead light windows with pleasant views over the rear garden. Built in larder cupboard. Access through to the hallway. Access through to:

**BREAKFAST ROOM** **10' x 8' (3.04m x 2.43m)** Three high level UPVC double glazed windows to the side. Radiator. Coved ceiling. Return door to the cloakroom.

**HALLWAY** Radiator. UPVC double glazed stable style door with obscured glass to the rear garden. Door to:

**UTILITY ROOM** **9' x 5'10" (2.74m x 1.77m)** Three UPVC double glazed windows to the rear. Space and plumbing for a washing machine. Radiator.

**DINING ROOM** **11'10" x 11'10" (3.60m x 3.60m)** Four UPVC double glazed lead light windows to the side. Radiator. Coved ceiling. UPVC double glazed lead light French doors to the rear garden. Return door to the hallway.

## **FIRST FLOOR**

**LANDING** Coved ceiling. Inset ceiling spotlights. Double door built in airing cupboard which houses the hot water tank. Doors leading to:

**BEDROOM 1** **15'9" x 12'9" (4.80m x 3.88m)** South facing UPVC double glazed French doors, (with two matching UPVC double glazed side windows with obscured glass), to the south facing balcony. Radiator. Coved ceiling. Three high level UPVC double glazed lead light windows to the side. Door to:

**SHOWER EN-SUITE** Fitted with a new attractive white suite. Low level WC. Feature wash hand basin with mixer taps and drawers under. Fully tiled shower enclosure with both a hand and a drencher shower. Inset ceiling spotlights. Walls half tiled. Extractor. Chrome heated towel rail/radiator. Fitted lighted mirror.

**BEDROOM 2** **14' x 12'7" (4.26m x 3.83m)** Six south facing UPVC double glazed lead light windows to the front. Radiator. Coved ceiling. Feature arched high level UPVC double glazed lead light window to the side. Double door built in wardrobe. Built in cupboard.























Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON**

Please note the services and appliances have not been tested and all measurements are approximate. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.  
Opening Hours : 9.00 am to 5.30 pm Monday to Friday  
9.00 am to 3.00 pm Saturday