



**Restawyle Avenue, Hayling Island PO11 0PG**

**welcome to**

## **Restawyle Avenue, Hayling Island**

Fox and Sons are delighted to market this spacious, multipurpose detached house which features its own spacious annexe. This property is set on a corner plot, with a wrap around garden and an outside workshop/ store. This property will be sold chain free.

### **Entrance Hall**

Smooth ceiling. Smooth walls. Radiator. Stairs to first floor, storage underneath

### **Cloakroom**

Smooth ceiling. Smooth walls. Low level WC. Wall mounted basin.

### **Lounge/ Kitchen**

22' 5" x 11' 6" ( 6.83m x 3.51m )

Smooth ceiling. Smooth walls. Ceramic tiles. Two radiators. Double glazed window to front elevation. Double glazed doors to rear elevation. Wall and base units. Space for appliances. Gas hob and oven with extractor.

### **Landing**

Smooth ceiling. Smooth walls. Double glazed window to front elevation. Access to annexe first floor. Doors to;

### **Bedroom One**

10' 8" x 11' 1" ( 3.25m x 3.38m )

Smooth ceiling. Smooth walls. Radiator. Carpeted. Double glazed window to front elevation. Built in wardrobe.

### **Bedroom Two**

11' 1" plus recess x 9' 2" ( 3.38m plus recess x 2.79m )

Smooth walls. Smooth ceiling. Double glazed window to rear elevation. Carpeted

### **Bedroom Three**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Located on ground floor- Smooth ceiling. Smooth Walls. Carpeted. Radiator. Double glazed window to rear elevation. Radiator. Door to annexe

### **Family Bathroom**

Smooth ceiling. Partly smooth, partly tiled walls. Tiled floor. Bath and shower. Pedastal basin. Low level WC. Towel radiator. Double glazed window to rear elevation.

### **Annexe- Lounge/ Kitchen**

18' 5" x 15' 6" ( 5.61m x 4.72m )

Smooth ceiling. Smooth walls. Carpeted and ceramic tiles. Two radiators. Double glazed window to front and rear elevation. Double glazed doors to side elevation. Wall and base units. Space for appliances. Sink and drainer. Storage under stairs to first floor.

### **Bedroom**

18' 1" L shaped room x 13' 1" ( 5.51m L shaped room x 3.99m )

Smooth ceiling. Smooth walls. Carpeted. Radiator. Double glazed window to front elevation. Open plan leading to;

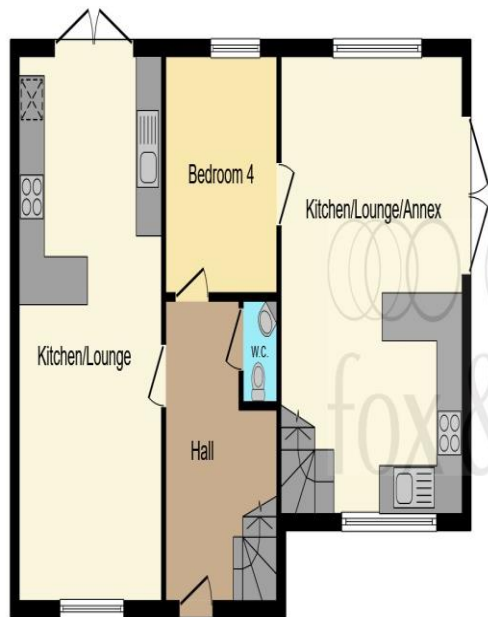
### **Bathroom**

Smooth ceiling. Smooth walls. Towel radiator. Tiled floor. Double glazed window to front elevation. Freestanding bath and shower above.

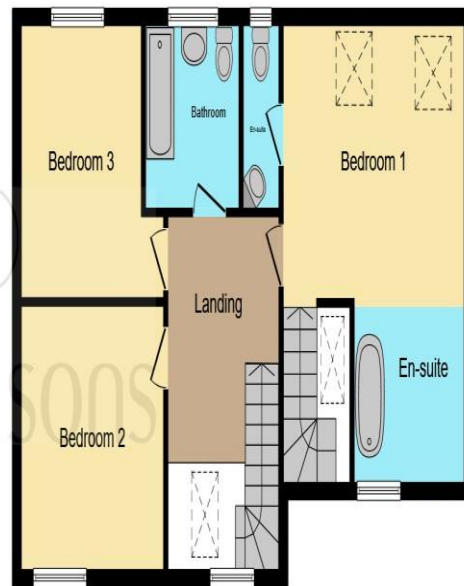
### **Ensuite Cloakroom**

Smooth ceiling. Smooth walls. Double glazing to rear elevation. Low level WC. Vanity wash basin. Towel radiator.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Restawyle Avenue,**  
**Hayling Island**

- Three/ Four bedroom detached house with wrap around garden
- Spacious one bedroom annexe
- NO CHAIN
- Solar panels owned outright
- Flexible accommodation

Tenure: Freehold EPC Rating: B

**£450,000**



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Property Ref:  
WLV109048 - 0003

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