



**Seafarers Walk, Hayling Island PO11 9TA**

**welcome to**

## **Seafarers Walk, Hayling Island**

Located close to the popular sailing club and a stunning conservation area, this bungalow offers the best of both coastal living and natural beauty. Whether you're a sailing enthusiast or simply enjoy scenic walks, the location is perfect.

### **Entrance Hall**

L-shaped. Two Radiators. Airing cupboard. Built in cupboard.

### **Cloakroom W/C**

Double glazed window to front elevation. Low level WC .Wash hand basin. Radiator.

### **Lounge**

15' 5" x 13' 9" ( 4.70m x 4.19m )

Double glazed window to front elevation. Wall papered walls. Radiator. Carpeted flooring. Archway to dining room. Door to hall.

### **Dining Room**

11' 4" x 10' 3" ( 3.45m x 3.12m )

Double glazed sliding door to rear elevation. Wall papered walls. Radiator. Carpeted flooring. Archway to Lounge.

### **Kitchen**

12' 7" x 12' 3" ( 3.84m x 3.73m )

Double glazed window to rear elevation. Part wall papered part tiled walls. Wall and base units. Inset sink and drainer unit with mixer tap. Integrated double oven, hob and dishwasher. uPVC door to rear elevation. Kitchen island housing storage. Boiler. Laminate flooring.

### **Bedroom One**

14' x 11' 5" ( 4.27m x 3.48m )

Double glazed window to front elevation. Smooth walls. Built-in wardrobe. Radiator. Carpeted flooring. Door to en-suite.

### **En-Suite**

Low level WC and sink set over vanity unit. Tiled walls. Dual shower cubicle with hinged door.

### **Bedroom Two**

12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to rear elevation. Smooth walls. Built-in wardrobes. Radiator. Carpeted flooring.

### **Bedroom Three**

9' 9" x 8' 2" ( 2.97m x 2.49m )

Double glazed window to rear elevation. Smooth walls. Built-in wardrobe. Radiator. Carpeted flooring.

### **Bedroom Four**

9' 9" x 8' ( 2.97m x 2.44m )

Double glazed window to rear elevation. Smooth walls. Built-in wardrobe. Radiator. Carpeted flooring.

### **Bathroom**

Tiled walls. Low level WC and sink with mixer tap set over vanity unit. Bath with mixer tap and shower over.

### **Front Garden**

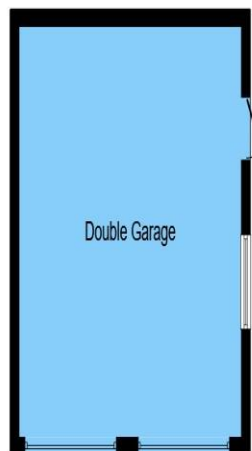
Laid to lawn. Part wall part hedge lined boundary with gated entrance. Drive leading to double garage.

### **Rear Garden**

Tall hedge lined boundary with wooden fences behind. Raised patio area with steps leading down to garden. Laid to lawn.



**Floor Plan**



**Garage**

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**  
**Seafarers Walk,**  
**Hayling Island**

- Four Bedrooms
- Bungalow
- Double Garage
- Ample Off-road Parking
- Wrap-around Patio

Tenure: Freehold EPC Rating: D

**£750,000**



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**fox & sons**



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**