



**Coronation Road, Hayling Island PO11 9RZ**

*welcome to*

## **Coronation Road, Hayling Island**

Substantial four/five bedroom detached bungalow, with large driveway and integral garage. Conservatory overlooking private rear garden and additional reception room with a built-in bar. Close to Hayling Island Marina. Call today for more information!

### **Entrance Porch**

Via door to side aspect with double glazed window to the side. Door to hallway.

### **Hallway**

Storage cupboards and doors to:

### **Bedroom One**

16' 4" x 13' 5" ( 4.98m x 4.09m )

Double glazed window to side aspect. Built-in wardrobes, radiator, carpet flooring, wash hand basin.

### **Bedroom Two**

13' 8" x 10' 2" ( 4.17m x 3.10m )

Double glazed window to side aspect. Carpet flooring, radiator.

### **Bedroom Three**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bedroom Four**

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed window to front aspect. Currently being used as a dining room. Carpet flooring, radiator.

### **Bedroom Five / Study**

8' 2" x 8' 1" ( 2.49m x 2.46m )

Double glazed window to front aspect. Currently being used as a study. Carpet flooring, radiator.

### **Kitchen**

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double glazed window and door to side aspect. Range of wall and base units with work surface over, incorporating sink unit with mixer tap over. Built-in gas hob with extractor hood over, built-in double oven, space for appliances. Serving hatch to dining room. Radiator.

### **Shower Room**

Double glazed window to side aspect. Shower unit, low level WC with enclosed cistern and wash hand basin set in vanity unit. Radiator.

### **Cloakroom**

Double glazed window to side aspect. Low level WC and wash hand basin. Radiator.

### **Lounge**

17' 11" x 13' 1" ( 5.46m x 3.99m )

Double glazed sliding patio doors to conservatory. Brick fireplace with hearth and mantel over housing electric fire. Carpet flooring, radiator.

### **Bar**

17' x 8' 2" ( 5.18m x 2.49m )

Double glazed sliding patio doors to conservatory. Carpet flooring, radiator, built-in bar.

### **Conservatory**

24' 2" x 13' 3" ( 7.37m x 4.04m )

Double glazed windows to side and rear aspects. Double glazed sliding patio doors to rear garden. Door to lobby/potting room. Triple polycarbonate roofing.

### **Lobby / Potting Room**

14' 3" x 7' 9" ( 4.34m x 2.36m )

Double glazed window to rear aspect. Polycarbonate roof, door to extra storage room.

### **Store**

8' 3" x 7' 5" ( 2.51m x 2.26m )

### **Outside**

#### **Front Garden**

Laid to lawn with flower bed. Large driveway providing ample off road parking, leading to garage. Side pedestrian gate to rear garden.

#### **Rear Garden**

Patio and laid to lawn with mature shrubs and flower beds. Greenhouse. Side pedestrian gate to front of property.

#### **Garage**

Up and over door, power and light. Attic access for extra storage.





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**  
**Coronation Road,**  
**Hayling Island**

- Four / Five Bed Detached Bungalow
- Spacious Driveway & Garage
- Built-in Bar & Reception Room
- Conservatory & Private Garden
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of  
**£530,000**



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**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)**