



21 Park Road
Hayling Island | Hampshire | PO11 0HT

FINE & COUNTRY

21 PARK ROAD

*A Contemporary / Classical Design
Detached Home Four Bedrooms & Four
En-Suites 30' Open Plan Kitchen / Family
/ Dining Room Southerly Facing Garden,
Gym & Home Office*



This attractive, recently renovated executive home has a welcoming ambience with generously proportioned rooms that flow together with an open plan layout, the primary rooms capture the light and provide the ability to slide open the large patio doors and live as 'al fresco' as possible. You are welcomed into a spacious elegant hallway with a floating staircase rising to the landing leading to all the primary rooms both on the ground floor and first floor level. There are three primary reception areas with a separate sitting room, large open plan reception hallway and a 30' open plan kitchen incorporating dining and family area, ideally suited for those who like to entertain. The layout of the bedrooms is also ideal for the growing family or those who wish to accommodate guests / entertain with all four bedrooms having en-suite facilities. The large open plan kitchen sits to one end of the substantial sitting and dining room and overlooks the rear garden with a separate preparation kitchen to one side as well a ground floor cloakroom. The property has underfloor heating using both electric and water-based systems, en-suite facilities, double glazing and fitted floor coverings throughout. Within the low maintenance rear garden are two detached buildings, one is ideally suited as a gym with en-suite shower room and separate utility room, the other as a home office or garden room with a kitchenette area to one end, both have patio doors leading to the enclosed rear garden.

It is not only the house and garden that come into their own in the summer months, but also the extra living space which means you could work from home. The property is set back from the road behind a high retaining wall and remote control gates.

Set on Hayling Island, the south coast playground and the home for windsurfing with its well-established Kite Surf Centre, Sailing Club which hosts national world class events and two MDL marinas, a links course golf club, lawned tennis courts, clubs, fitness centres and restaurants. Park Road is located to the south/west of the island and retains a peaceful, rural atmosphere, supporting arable and livestock farming, sites of significant interest and wildlife havens, as well as just being round the corner from a blue flag beach and from Havant Railway station, the mainline rail link takes you to London Waterloo in approximately 1 hour and 20 minutes, for specialist shopping you are close to Portsmouth and Gunwharf Quays, Chichester is close by via the motorway and for travel there is a ferry port in Portsmouth and Southampton International Airport, early internal viewing of this high specification home is strongly recommended in order to appreciate both the accommodation and location on offer.

KEY FEATURES

ENTRANCE:

Painted and rendered retaining wall with central dark grey painted fencing over leading to pillared gateway with entry phone system, remote control double gates providing vehicular and pedestrian access leading to a large paved turning and parking area enclosed with open trellis fence panelling on both sides, maturing trees and shrubs, to the right hand side of the property is brick paviour access leading to rear garden with matching brick paviour to the left hand side, covered external porch with lighting, feature large black front door with panels to either side leading to:

RECEPTION HALLWAY: 19'6" x 15'6"

Large gloss tiled flooring with matching skirting boards and underfloor heating, dropped ceiling with concealed high level lighting and spotlights, wired-in smoke alarm, brushed steel fronted power points, full height double glazed window to side aspect, feature marble effect Corian floating staircase with glazed panels and brushed steel balustrade and under step spotlights, doors to primary rooms, built-in double doored storage cupboard with hanging rail and shelving and controls for CCTV, opening leading to open plan kitchen/family & dining room.

CLOAKROOM:

Matching flooring and skirting boards with underfloor heating, double glazed frosted windows to side aspect, concealed cistern Vitra w.c., with dual flush, feature glass moulded vanity unit with curved wash hand basin with mixer tap and curved drawers under, mirror with touch lighting over, ceiling spotlights.

SITTING ROOM: 16'5" x 14'4"

Feature corner double glazed full height window with views to side and front aspect overlooking driveway, gloss tiled flooring and skirting boards with underfloor heating, brushed steel fronted power points, ceiling spotlights, bracket and wiring for wall mounted T.V.





OPEN PLAN KITCHEN / INC. FAMILY ROOM & DINING ROOM: 30'10" x 17'0"
(opening to maximum depth of 36'4" including reception hallway).

Large square opening leading to reception hallway, gloss tiled flooring with matching skirting boards with underfloor heating, bracket and wiring for wall mounted T.V., ceiling spotlights, concealed ceiling lighting with drop down ceiling, brushed steel fronted power points, full width glazed panelling with central twin sliding doors leading to rear garden, dining area with ceiling spotlights over. Kitchen: Light grey fronted floor to ceiling storage cupboards with soft close mechanism, range of shelving, tall integrated fridge, eye-level AEG double oven and grill with hotplate and storage cupboards over and under, further tall AEG freezer, matching gloss tiled flooring and skirting boards with underfloor heating, central island with quartz work surface, AEG Combo hob with central extractor and range of pan drawers under, Cooke & Lewis stainless steel square sink with mixer tap, ceiling spotlights, extractor fan and alarm, square opening leading to:

PREPARATION KITCHEN / UTILITY: 12'2" x 5'10"

Matching flooring and underfloor heating, quartz work surface with inset 1½ bowl sink unit with mixer tap and waste disposal unit, Kenwood dishwasher with matching door, tall larder cupboard with shelf over, brushed steel fronted power points, range of wall units, integrated Bosch washer/dryer, further tall cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), double glazed door leading to side aspect, ceiling spotlights.









FIRST FLOOR:

Landing with high quality vinyl flooring, ceiling spotlights, access to loft space, wired-in smoke alarm, central heating control switch, doors to primary rooms, built-in double doored airing cupboard with range of shelving.

BEDROOM 2: 12'2" x 12'0"

High quality vinyl flooring with underfloor heating, wall mounted controls for underfloor heating, ceiling spotlights, full height double glazed window to front aspect overlooking driveway, tiled full height headboard with concealed lighting to either side, wiring for wall mounted T.V., ceiling spotlights, door to:

EN-SUITE BATHROOM:

Feature oval double ended bath with separate free flow tap and shower attachment, ceramic tiled to half wall level, Porcelain tiled flooring with electric underfloor heating, concealed cistern w.c., with dual flush and shelf over, double glazed frosted window to side aspect, ceiling spotlights, extractor fan, vanity unit with oval wash hand basin and wall mounted tap with drawer and shelving under, mirror with touch lighting over.

BEDROOM 3: 15'2" x 14'10"

inc. recessed area for door opening, high quality vinyl flooring with underfloor heating, ceiling spotlights, bracket and wiring for wall mounted T.V., three tall double-glazed windows to rear aspect overlooking garden, ceiling spotlights, bedside lighting, controls for underfloor heating, door to:

EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower area with drying area to one end, wall mounted controls with drench style hood and full height shower screen, vanity unit with glass moulded twin sinks with mixer taps and drawers under, touch mirror lighting over, concealed cistern w.c., with dual flush, double glazed frosted window to side aspect, shelf, extractor fan, ceiling spotlights.

BEDROOM 4: 15'0" x 12'7"

Feature double glazed corner window with low sill overlooking driveway, ceiling spotlights, high quality vinyl flooring with underfloor heating, wall mounted controls for heating, bracket and wiring for wall mounted T.V., full height built-in wardrobe to one wall with hanging rails and shelving, mirror, ceiling spotlights, door to:

EN-SUITE SHOWER ROOM:

Porcelain tiled flooring with electric underfloor heating, close coupled w.c., with dual flush, double glazed frosted window to side aspect, vanity unit with oval wash hand basin, mixer tap with range of drawers under, mirror with touch lighting over, shower cubicle with panelled door, floor drain away, wall mounted controls, extractor fan, ceiling spotlights.

BEDROOM 1: 15'9" x 15'2"

Feature dropped ceiling with spotlights, feature headboard with lighting, high quality vinyl flooring with underfloor heating, bracket and wiring for wall mounted T.V., three full height double glazed windows to rear aspect overlooking garden, range of built-in wardrobes to one wall, two central doors provide access leading to:

EN-SUITE SHOWER ROOM: 9'8" x 6'5" measurements do not include recessed area for twin door openings with full height mirrors,

Porcelain tiled flooring with electric underfloor heating, large shower cubicle with wall mounted controls, floor drain away and drying area to one end and full height glass screen, spotlights, extractor fan, vanity unit with drawers and shelving under and twin Toto oval wash hand basins with wall mounted taps, circular mirror with touch lighting over, concealed cistern w.c., with dual flush and shelving over, double glazed frosted window to side aspect.

















OUTSIDE:

To the right-hand side of the property is a wide brick paved driveway providing access to rear garden, external meter cupboards and door to preparation kitchen. Directly to the rear of the property is a full width patio area with large tiles leading onto artificial grass garden, to the left hand side of the property is a further paved area, cold water tap and power points, the garden is enclosed by high fencing, large further patio area.

GYM: 11'6" x 11'3"

Wood laminate flooring, dropped ceiling with concealed lighting, power points.

UTILITY ROOM:

Work surface with washing machine point under, space for tumble dryer, hot water cylinder and pump system, range of shelving, electric consumer box, power points.

SHOWER ROOM:

Fully ceramic tiled shower cubicle with sliding panelled door, floor drain away, tiled flooring, vanity unit with rectangular wash hand basin and mixer tap with drawers under, mirror and lighting over, tiled splashback, concealed cistern w.c., concealed ceiling lighting, extractor fan.

HOME OFFICE / GARDEN ROOM: 23'4" x 11'10"

Office area: Double glazed sliding door with full height panels to either side overlooking garden, tall electric panel radiator, high level power points and attachment for wall mounted T.V., dropped ceiling with concealed lighting.

KITCHENETTE: Central island with breakfast bar to one side, range of cupboards under, range of white floor cupboards with work surface over, integrated fridge and freezer with matching door, inset single drainer sink unit with waster disposal unit and mixer tap, splashback, inset two ring induction hob with extractor hood, fan and light over, eye-level Whirlpool double oven and grill with Neff hot plate under, matching vinyl flooring.

TO FIND THE PROPERTY: Travelling along the A27 in an easterly direction bear left at the Havant bypass, taking the third exit off the roundabout onto Langstone Road A3023, heading over Langstone Bridge onto Hayling Island, continue into Havant Road in a southerly direction bear right into West Lane passing fields on either side, bear right at the southern end into West Lane then right again into Station Road, bear left after the junction with St. Catherine's Road into Park Road where No.21 can be found a short distance along on the left hand side.

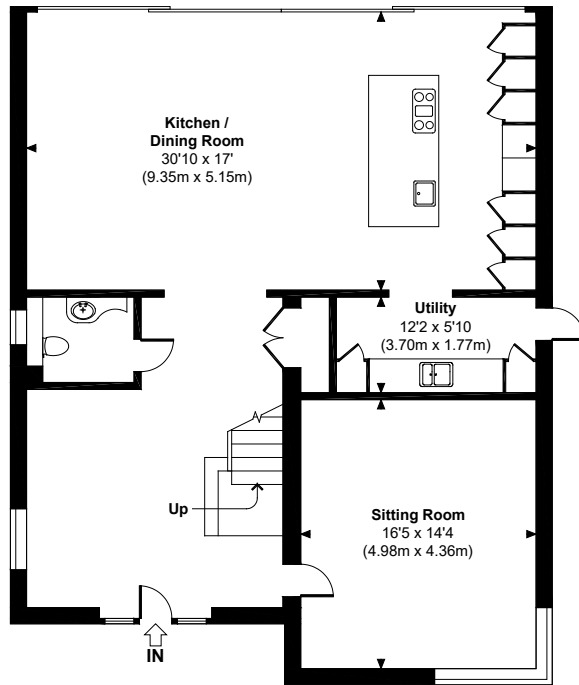
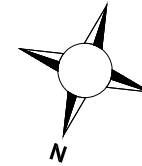




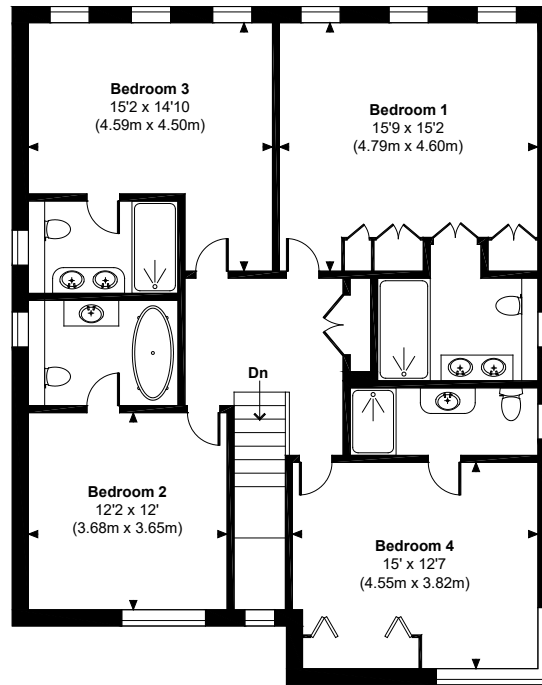


Park Road

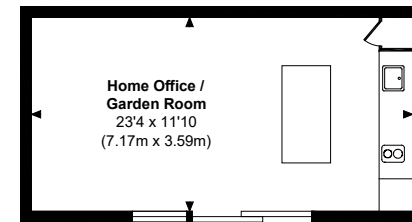
Approximate Gross Internal Area
 Main House = 2334 Sq Ft / 216.84 Sq M
 Gym = 177 Sq Ft / 16.44 Sq M
 Home Office / Garden Room = 273 Sq Ft / 25.38 Sq M
 Total = 2784 Sq Ft / 258.66 Sq M
 Outbuildings are not shown in correct orientation or location.



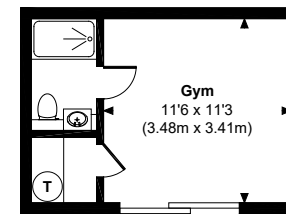
GROUND FLOOR



FIRST FLOOR

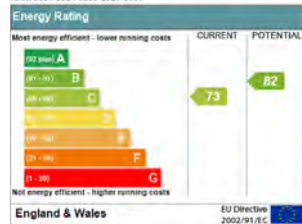


HOME OFFICE / GARDEN ROOM



GYM

Address: 21 Park Road, HAYLING ISLAND, PO11 0HT
 RRN: 0350-2324-0290-2527-3351



Council Tax Band: F

Tenure: Freehold

Price £ 1,200,000



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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