



Sea Breeze

Beach Road | Hayling Island | Hampshire | PO11 9DT

FINE & COUNTRY

STEP INSIDE

Sea Breeze | £775,000 Freehold | Council Tax Band G

Sea Breeze is an impressive, detached home which is located on an attractive corner position with well maintained private gardens enclosed behind brick and flint walls, the house is believed to be built in the late 1700's with a brick and timber construction beneath a thatched roof and provides 3213 sq ft of living space including garaging and summer house. The Grade II Listed living accommodation is arranged over two primary floors and comprises: entrance hall, 23' living room, cloakroom, dining room, sitting room, kitchen and utility on the ground floor with four bedrooms and a feature family bathroom on the first floor. The property has a number of original features including exposed and painted beams, inglenook style fireplaces, country style large latch doors as well as undulating ceilings and floors (which is common for the construction and era). Set back from the road behind a deep gravel driveway and terrace, the house side pedestrian access as well as a detached stable style double garage and well-presented and stocked attractive gardens. Sea Breeze is within a few hundred yards of West Town village, within half a mile of Mengham village, the Hayling Seafront and is ideally suited for those visiting the island to take advantage of local sport facilities including Hayling Golf Course, Beachlands Golf Course, Seacourt Tennis Club, Sinah Lake, recognised internationally for its outstanding water sports facilities and the Kite Surfing Club which are all nearby. The town of Havant with its mainline railway station to London Waterloo is approximately five miles north over the bridge at Langstone, travelling to the east along A27 takes you to the Cathedral City of Chichester with its Festival Theatre, Goodwood and its celebrated Festival of Speed, Goodwood Revival and the seasonal horse racing with Glorious Goodwood are also close by. Portsmouth is to the west and is re-

nowned for its maritime history including HMS Victory, the Mary Rose Henry VIII's famous warship, HMS Warrior and the headquarters of Sir Ben Ainsley Racing. Early internal viewing of this individual, detached family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to stable style gateway with brick and flint retaining wall with hedges over leading to L shaped shingle driveway with parking for numerous cars, detached double garage block, brick pathway with arched topped gate leading to rear garden, step leading to raised patio area with stone and brick borders, feature covered thatch porch with blue painted original front door and brass furniture leading to:

HALLWAY: Wooden flooring, exposed and painted beams, windows to front aspect with secondary double glazing and double radiator under, power points, square opening leading to sitting room.

CLOAKROOM: Panelling to half wall level, windows to front aspect overlooking driveway, wall mounted wash hand basin, cloaks hanging area, tiled flooring, internal door leading to concealed cistern w.c., with dual flush, leadlight window to side aspect, tongue and groove panelling to half wall level, red tiled flooring.

LIVING ROOM: 23'4" x 12'9" Stable style door leading to store room, brick painted walls with wooden beam supports to roof, glazed panelled door leading to rear garden, brick surround inglenook style open fireplace with matching hearth and built-in shelving to one side and seating area to the other, small leadlight window to rear aspect, windows with secondary double glazing overlooking rear garden, power points, two radiators.







DINING ROOM: 14'10" x 14'4" Inglenook style fireplace with brick inlay and matching hearth with open fire and wooden mantle over, exposed beams to ceiling, window to front aspect with secondary double glazing, radiator, power points, door with feature latch handle, built-in cupboard to one side of chimney breast with cupboard under and shelving over, staircase rising to first floor, painted beams to walls, door to:

SITTING ROOM: 14'8" x 11'4" Window to front aspect with secondary double glazing and radiator under, range of built-in bookshelves and storage cupboards to one wall, chimney breast with brick surround fireplace and further built-in storage cupboard to one side, exposed beams to ceiling, power points.

KITCHEN: 14'1" x 13'3" Comprehensive range of wooden painted wall and floor units with granite worksurface with twin bowl sink unit, mixer tap and cupboards under, dishwasher point, leadlight window to side aspect with matching window and wood surround overlooking garden, exposed beams to ceiling and over cooker, space for free standing range style cooker, range of drawer units, double radiator, tall larder style storage cupboard with spice racks, power points, second radiator, square opening leading to:

OUTER LOBBY: Low level storage cupboard and doors leading to rear garden.

WALK-IN LARDER: 9'1" x 5'2" Single drainer sink unit with mixer tap and cupboards under, red tiled flooring, power points, windows to rear aspect overlooking garden, exposed bricks to wall.

FIRST FLOOR: Mezzanine landing with raised shelf, split-level with radiator, range of low level storage cupboards to one wall.

BEDROOM 1: 17'9" x 12'11" Exposed and painted beams to ceiling, leadlight window to side aspect overlooking garden, radiator, central chimney breast with feature arched inlay and tiled hearth with built-in shelving and cupboard to one side, wardrobe with rail to the other, power points, (we understand from the current owners that plumbing has been supplied to this room in order to create an en-suite).

BEDROOM 4: 11'4" maximum x 10'5" Door with latch handle, tongue and groove panelling to half wall level and painted brick walls on all aspect, windows to front aspect with radiator under, power points.

FEATURE BATHROOM: White suite comprising: claw footed double ended bath with telephone style mixer tap and shower attachment, shower cubicle with panelled door, drench style hood and separate shower attachment, gloss tiled flooring, wash hand basin with mixer tap and drawer under, low level w.c, roll top radiator with stainless steel towel rail, slight eaves to front ceiling restricting headroom.





BEDROOM 3: 12'1" x 9'6" Window to front aspect, slight eaves to front ceiling on either side restricting headroom, radiator, power points, built-in storage cupboard/wardrobe with latch handle.

BEDROOM 2: 15'1" x 14'6" Window to front aspect, slight eaves to front and rear ceilings restricting headroom, radiator, power points, fireplace with curved rendered inlay with brick pillars to either side, wooden mantle and brick hearth, window to side aspect, wash hand basin with tiled surface to either side and splashback, shaver point, built-in storage cupboard.

OUTSIDE: Directly to the rear, accessible front the kitchen is a patio area with pathways wrapping round to either side of the house, to the right hand side is bin storage area and side pedestrian gate, wooden built garden shed, brick pathway with lawned areas to either side and wild flower beds with fruit tree, shrubs and bushes, enclosed by brick retaining wall and fence panelling on other side, the garden is separated by wild flower and lawned areas with patio area and brick retaining wall, six seater hot tub, large patio, pergola with pathways to either side of lawned gardens, greenhouse and garden shed, brick and flint retaining wall to one side with mature shrubs and bushes, the garden wraps round to the rear with access to the sitting room and a feature brick pergola area with vine over and side pedestrian gate, to the rear of the garage is a cold water tap.



Sea Breeze

Approximate Gross Internal Area

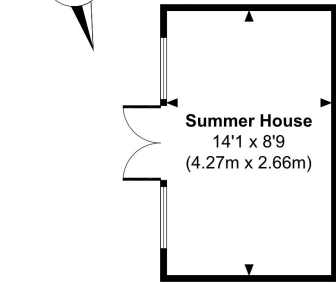
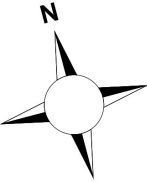
Main House = 2102 Sq Ft / 195.25 Sq M

Garage = 289 Sq Ft / 26.83 Sq M

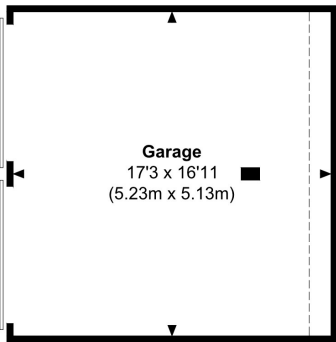
Summer House = 122 Sq Ft / 11.36 Sq M

Total = 2513 Sq Ft / 233.44 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.

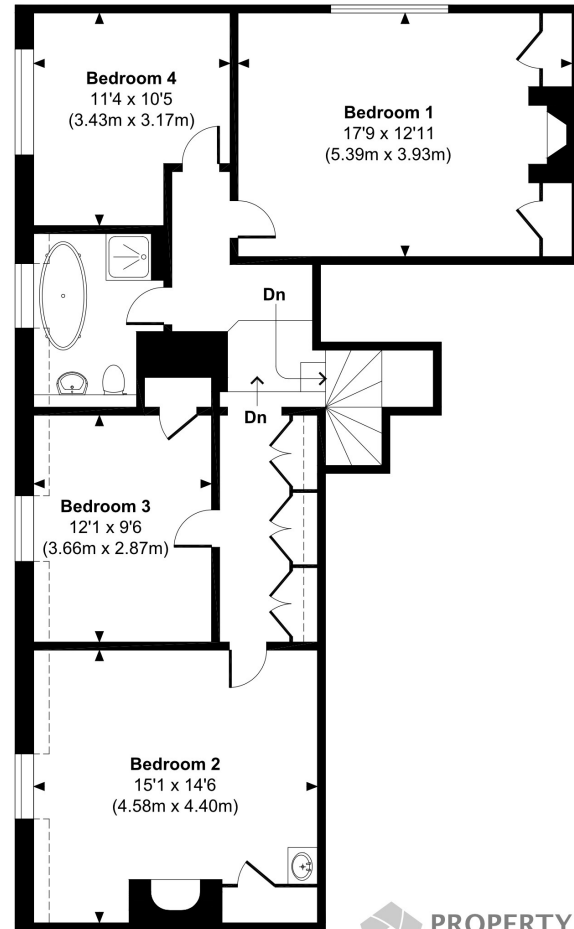
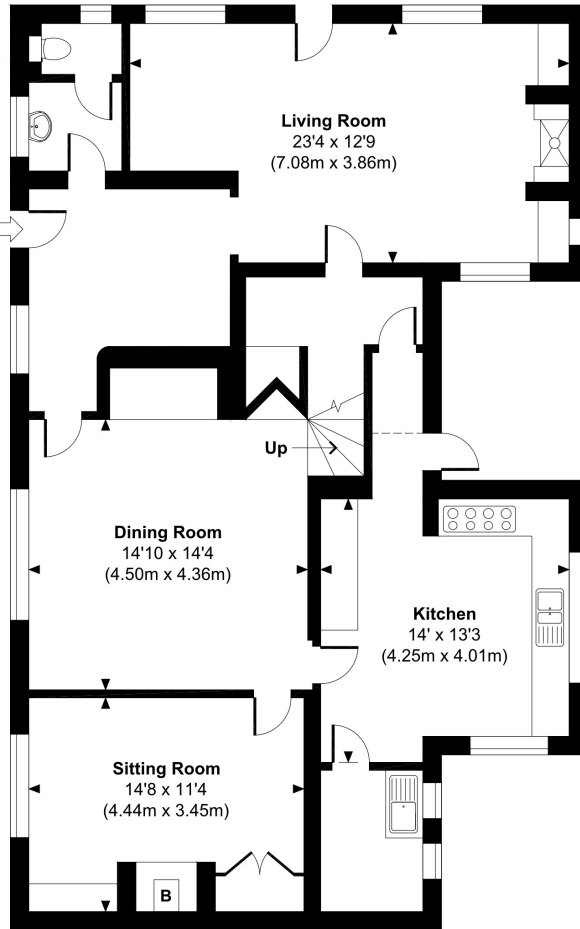


SUMMER HOUSE



GARAGE

Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

SUMMER HOUSE: 14'1" x 8'9" Wooden built, twin doors to front aspect and windows to either side, electric consumer box, pitched roof with fluorescent tube lighting, power points.

DETACHED DOUBLE GARAGE: 16'11" x 17'3" Barn style with clay peg roof, wooden supports and pillars, twin remote control up and over roller doors, pitched roof with wooden supports and beams, automated lighting, power points.

AGENTS NOTES: Council Tax Band – G – Havant Borough Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

