



Danehurst

3 Manor Way | Hayling Island | Hampshire | PO11 9JH

FINE & COUNTRY

STEP INSIDE

Danehurst | £775,000 | Freehold

Danehurst is a unique, detached home which sits on the seafront and is accessed by a private driveway from Manor Way. The accommodation has been in the same family ownership for almost 60 years and during that time has gone through a number of their personal design, build improvements and extensions, it now provides 2598 sq ft of living space arranged over two floors with the primary rooms having a southerly aspect and panoramic views over the seafront and towards the Solent beyond. In order to capture the views there is a large first floor terrace accessible from the family room/bedroom and a further three bedrooms and a family bathroom on this level. The ground floor has versatile use with a 31' kitchen/dining room, sitting room, cloakroom, 23' garden room linking to a breakfast room, the primary bedroom with en-suite shower room and study, there is also a very useful large utility/workshop and a garage. Set back via a private driveway with enclosed garden and turning area the property is ideally situated for those looking to take advantage of the sea views and central location as it is within a few minutes walk of the Hayling shopping facilities in Mengham, the waterfront and local sports facilities.

The island has miles of unspoilt coast line, originally dependent on fishing, farming and salt production it now is a major holiday destination. It holds a European Blue Flag award for excellent beaches, and the sports and recreational facilities include swimming, beach volleyball, picnic and BBQ areas, windsurfing was invented on Hayling Island and is a primary location for the sailing. Hayling Island is in close proximity to Havant with its mainline railway station and the major cities of Chichester and Portsmouth are both nearby.

ENTRANCE: Accessible from Manor Way is a long paved driveway with shrubs and bushes to one side and fence panelling, to the front of the house is U shaped turning and parking area with mature trees, shrubs and bushes, lawned garden with brick retaining wall on one side and wooden built garden shed. Double glazed main front door with frosted panels and matching panel to one side leading to:

PORCH: Vinyl flooring, internal glazed door with window to one side leading to:

HALLWAY: Staircase rising to first floor, doors to primary rooms, ceiling coving, two built-in storage cupboards one housing gas and electric meters, radiator with cover over.

STUDY: 15'4" x 6'11" Range of built-in storage cupboards to one wall, dual aspect double glazed windows to side and rear aspect overlooking garden & driveway, radiator, vanity unit with oval wash hand basin, drawers and cupboards under.

BEDROOM 1: 15'2" x 14'0" Double glazed windows to side aspect, two radiators, range of built-in bedroom furniture including wardrobes with hanging space and shelving and storage cupboards over, chest of drawers and vanity unit, door between wardrobes leading to en-suite shower room, half glazed panelled door with window to one side leading to breakfast room, radiator.

EN-SUITE SHOWER ROOM: Fully ceramic tiled to walls, vinyl flooring, white suite comprising: close coupled w.c. with shelf over, wash hand basin with mixer tap and storage cupboards under, mirror with pelmet lighting over, shower cubicle with Mira Sport shower, part shower







screen and curtain, chrome heated towel rail, ceiling coving, wall heater, frosted double glazed windows to side aspect, range of wall and floor units.

CLOAKROOM: Door from hallway with steps leading down to cloakroom, fully ceramic tiled to walls, close coupled w.c., chrome heated towel rail, wash hand basin with mixer tap, double glazed frosted windows to rear aspect, mirror with shaver point and light over, cloaks hanging area.

SITTING ROOM: 17'11" x 12'8" Twin glazed doors leading to hallway, double radiator with shelf over, chimney breast with wooden mantle, granite surround fireplace and hearth, textured ceiling and coving, sliding pocket door leading to kitchen/dining room, twin glazed panelled doors with louvre style windows to either side leading to:

GARDEN ROOM: 23'11" x 6'11" Vinyl wood effect flooring, twin doors leading to sitting room with matching door leading to dining room, double glazed window to side aspect, low sill with double glazed windows overlooking garden, seafront and the Solent beyond, sliding double glazed door with full height window to one side leading to decked area and garden, twin glazed panelled doors leading to:

BREAKFAST ROOM: 14'1" x 6'6" Low sill with double glazed windows overlooking garden, seafront and the Solent beyond, glazed panelled door with window to one side leading to master bedroom, matching vinyl wood effect flooring.

KITCHEN / DINING ROOM: 31'4" x 10'0"

Dining area: Glazed panelled door and window to one side leading to garden room with views over garden, seafront and Solent beyond, double glazed window to side aspect with radiator under, sliding pocket door leading to sitting room, vinyl herringbone style flooring, peninsular style divide leading to:

Kitchen: Comprehensive range of matching wall and floor units with roll top work surface, range of drawer units, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard under, integrated Hotpoint dishwasher with matching door, double glazed window to side aspect, tiled surrounds, dresser style unit with glazed doors and storage cupboards under, space for fridge/freezer, door to hallway, inset four ring gas hob with extractor hood, fan and light over and cupboards under, eye-level double oven and grill with





storage cupboards over and under, stable style door leading to garage, wall mounted Worcester boiler supplying domestic hot water and central heating with timer switch (not tested). Utility area with washing machine point, work surface with cupboards under, sink unit with mixer tap, range of further storage cupboards and units, window to rear overlooking driveway, roll top radiator.

WORKSHOP: 14'6" x 12'1" Double glazed door to rear aspect, polycarbonate glazed roof, stable style door and step with railing leading to kitchen, double glazed door leading to front with views over garden towards the Solent, door to former coal bunker with range of shelving, up and over door leading to:

GARAGE: 18'2" x 8'10" Remote control shutter roller door to front, windows to side, power points.

FIRST FLOOR: Mezzanine landing with double glazed window overlooking driveway, stairs to primary landing, built-in double doored airing cupboard with hot water cylinder and shelving, doors to primary rooms.

BATHROOM: White suite comprising: panelled bath with separate shower, rail and curtain over, close coupled w.c., pedestal wash hand basin with mirror over, chrome heated towel rail, double glazed frosted window, tall airing cupboard with range of shelving, fully ceramic tiled to walls, vinyl flooring.

BEDROOM 4: 9'2" x 8'1" Double glazed window overlooking driveway and garden, radiator, textured ceiling.

BEDROOM 3: 13'11" decreasing to 7'3" x 12'5" decreasing to 7'0" L shaped, access to loft space, textured ceiling, double glazed window to side aspect, further raised access to front and rear eaves storage.

FAMILY ROOM / BEDROOM: 15'2" x 14'0" Low retaining wall with double glazed windows with double glazed door leading to roof terrace with outstanding views over the seafront, Solent and Isle of Wight in the distance, radiator, door to:

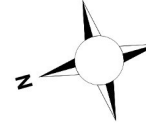
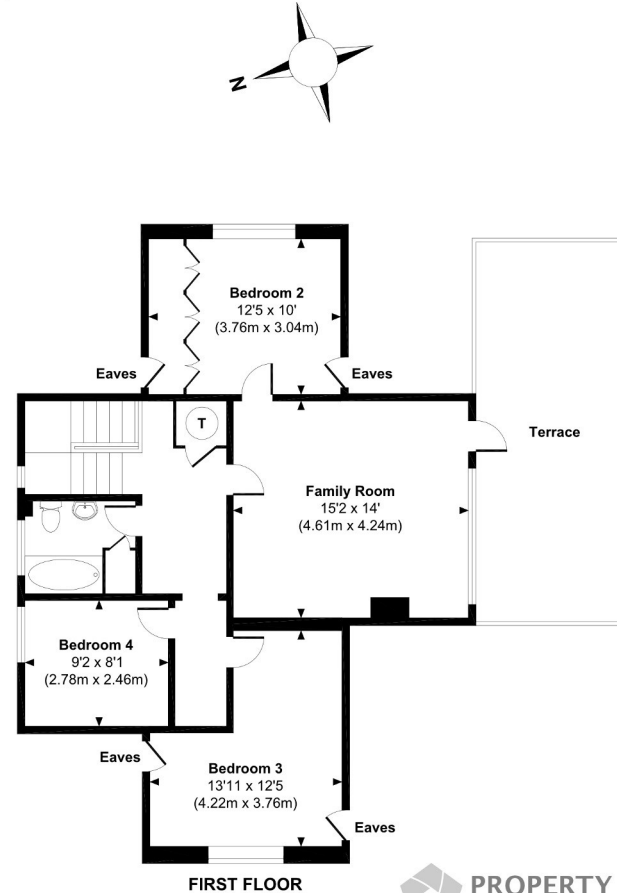
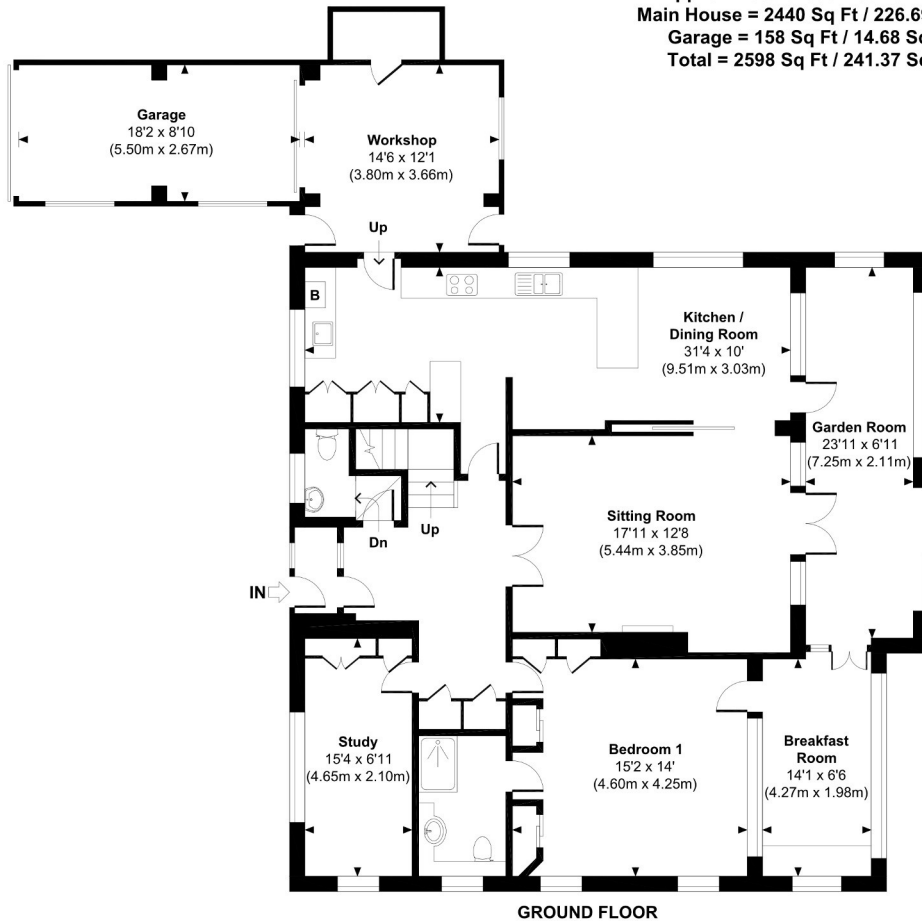
BEDROOM 2: 12'5" x 10'0" Range of louvre doored built-in wardrobes to one wall with hanging space and shelving, double glazed window to side aspect, access to loft storage eaves to front aspect.

ROOF TERRACE: Accessible from bedroom/family room is a terrace with railings and outstanding views.

OUTSIDE: The primary rooms face towards the seafront and Solent. The garden is laid to lawn with raised decked area accessible from the garden room, the garden wraps round to both sides of the house, to the right hand side of the property is a high brick retaining wall with an inset design featuring green and white bottles, gated entrance leading to kitchen style

Danehurst

Approximate Gross Internal Area
Main House = 2440 Sq Ft / 226.69 Sq M
Garage = 158 Sq Ft / 14.68 Sq M
Total = 2598 Sq Ft / 241.37 Sq M



garden with greenhouse and fenced off bin storage area, to the south side is a lawned garden with range of shrubs, evergreens and bushes, brick retaining wall and pathways with a pedestrian gate providing access onto seafont, to the left hand side of the property is the garage.

TO FIND THE PROPERTY:

Crossing Langstone Bridge in a southerly direction onto the island, continue along the Havant Road A3023, take the first exit at the roundabout onto Church Road, continuing into Elm Grove passing Mengham shops on the left hand side, continue into Seagrove Avenue, then take the first road on the left hand side into Manor Way where Danehurst can be found via a private driveway on the right hand side.

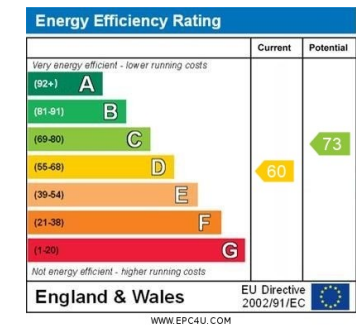
AGENTS NOTES:

Council Tax Band F - Havant Borough Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibrechecker)

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))



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.



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