



EASTVIEW

St Peters Road | Hayling Island | Hampshire | PO11 0RT

FINE & COUNTRY

EASTVIEW | Tenure Freehold | Council Tax Band F

It is often said that *Location* is the key factor of buying a property, and this spacious family home certainly fulfils that criteria. Situated towards the north of Hayling Island on the edge of Northney, and close to the water's edge, it is pleasantly secluded and unseen from the roadside. Standing in grounds of about 0.75 acres, it has an outlook over open fields towards Chichester Harbour.

The house has c.2201 sq ft of living space with an additional c.599 sq ft in the detached barn/studio.

A very useful and well-designed ground floor annexe is incorporated in the accommodation and has a lovely view over the garden. There are options for home-office space both in the house and the studio/barn. This is a home with ample space, both inside and outside, to re-model or re-create a home for your own family specification.

Being somewhat detached from the main conurbation of the island, Northney retains a fairly rural feel, supporting arable and livestock farming, sights of significant interest and wildlife havens both inland and along the coast. The beach and coastal footpaths are easily accessible and offer choices of leisure pursuits for family members of all ages.

The island has all the daily necessities such as a variety of supermarkets, general stores, doctors, dentists, vets, banks and a number of schools, from pre-school through to senior level.

Hayling Island is considered by many to be the South Coast playground, being the home of windsurfing with its well-established Kite Surfing Centre, Sailing Club which hosts national world class events, two marinas, a links golf course and club, Lawn Tennis School and fitness centre. Many walkers enjoy the coastal footpath around the island, which accesses the mainland and offers an abundance of seascapes and wildlife to enjoy along the way.

Whether a regular or an occasional commuter the journey is fairly easy, as Havant Railway Station is just a few miles away and has regular services to London Waterloo in about 1hr 20 mins.

For larger more specialist shopping options, Portsmouth, Gunwharf Quays and Chichester are all easily accessible. The South Downs with vast open rolling countryside, Goodwood with international racing and sporting events, and an array of historical and interesting places offer opportunities for family outings.





The accommodation is arranged over two floors. Upon entering the *hallway*, the two main reception rooms are to either side. Both the *sitting room* and *dining room* are bright and spacious with large bay windows offering fine views over the garden. The *kitchen/breakfast room* is located beyond the staircase and is well-fitted with a full range of appliances to one end, whilst to the other the breakfasting area features a large bay window which faces out to the side garden. From the kitchen a glass porch leads onto the rear courtyard. Beyond the kitchen is a *utility room* with an adjacent cloakroom.

The *Annexe rooms* are at the end of the hallway, offering an opportunity for independent living. There is a *sitting room* with a pleasant view out over the garden and double-doors leading onto a paved area. The *double bedroom* is accessed from the sitting room and there is a separate *shower room*.

Rising to the first floor, there four bedrooms with the *main bedroom* having a good range of fitted wardrobes and a large *ensuite shower room* from where there is a door into a very useful and spacious loft area. *Bedroom two* has a southerly aspect and fine views, with *bedrooms three and four* both single with easterly aspect





The house is accessed from St Peters Avenue via a long driveway, which passes paddocks to the left, before turning towards the house. At the end of the driveway is a spacious parking area (with electric car charger) in front of the *double garage* (6.28m x 5.21m with twin electric up-and-over doors).

The mature garden has an ample variety of trees and shrubbery to entertain the keen gardener. There is a well and plenty space for kitchen/vegetable gardening. Sitting centrally in the garden is a charming *detached barn*, which offers a variety of options. With a vaulted ceiling, a corner kitchen area in the studio and a large workshop with double-wooden doors to the rear, this could easily be altered to additional accommodation (subject to any required planning consents). It has a west-facing patio which, our vendor informs, is a perfect spot to enjoy the summer sunset. The barn also has solar panels.

At the rear, and accessed from the kitchen, there is a courtyard area, an optional external relaxation or dining area. From here a gate accesses a pedestrian walkway leading onto St Peters Road.



ADDITIONAL INFORMATION:

Tenure: Freehold

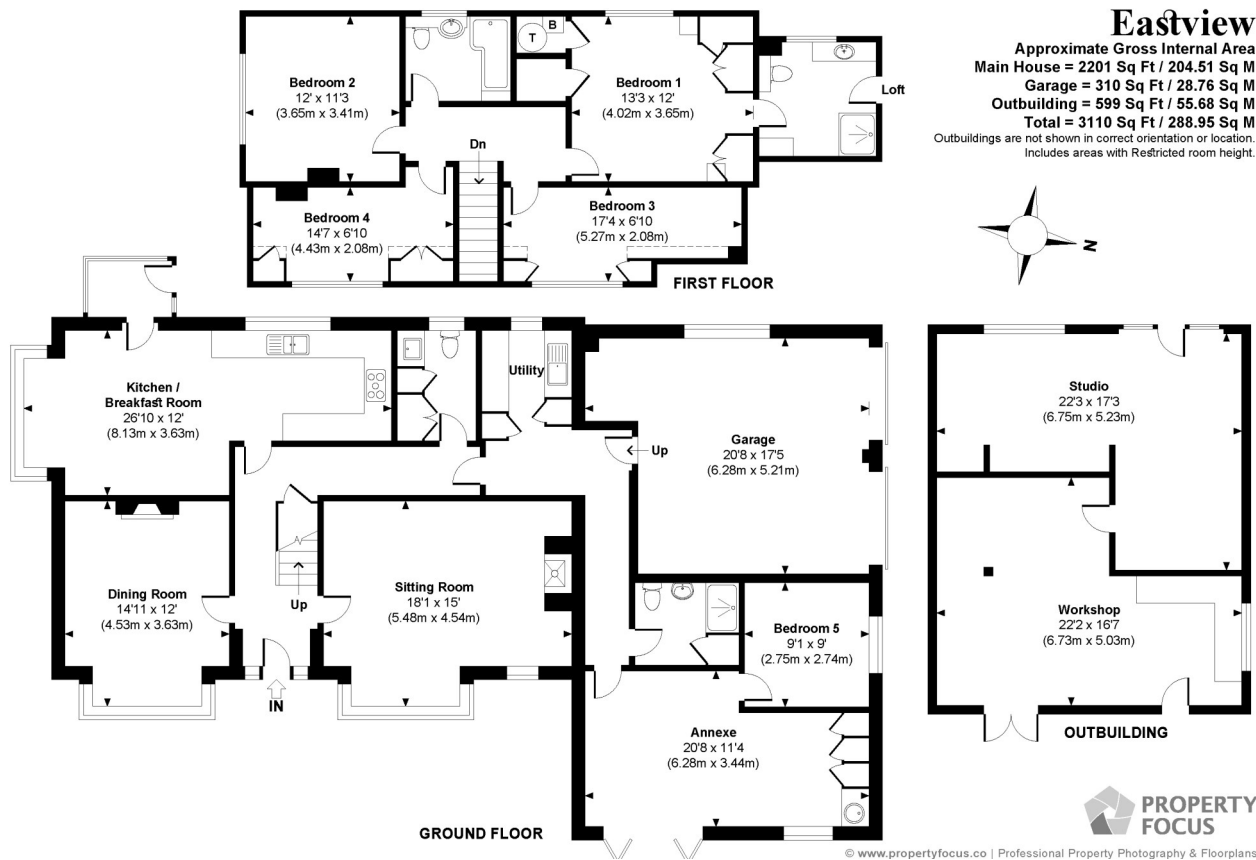
Havant Borough Council

Council Tax Band 'F'

EPC Rating 'C'

Broadband - ASDL/FTTC Fibre Checker
(openreach.com)

Flood Risk for postcode: very low (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	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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, copy-right © 2021 Fine & Country Ltd.



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