



Spring Tide

23 Spinnaker Grange | Hayling Island | Hampshire | PO11 0SJ

FINE & COUNTRY

Spring Tide

Freehold | Council Tax Band G

The perfect home, for those who crave the peace of island life, but still be within easy reach of all that the mainland has to offer.

Spring Tide enjoys a peaceful setting, overlooking the waters of Chichester Harbour in a Designated Conservation Area. It's an ideal family home and, being set away from any main road with no-through traffic, it's a safe environment for younger family members.

Northney Marina, with its popular Salt Shack Restaurant, and Langstone Sailing Club are adjacent and neighbouring Northney Farm, has a fantastic coffee shop and welcomes children at the farm to see the calves. More grown-up family members may want to take advantage of the many water-sports available on their doorstep.

Whether you enjoy sailing, surfing, kayaking or just taking a leisurely stroll along the coastal footpath, this is the place to be!

Spinnaker Grange is a prestige development of detached quality homes, built in 1997 in the classical Neo-Georgian style. Whilst all 30 houses have similar blending exteriors, not many have undergone the internal transformation of *Spring Tide*. With much consideration and attention to detail the property was extended and upgraded in 2020/21 such that this coastal home now offers styling more fitting for modern-day family living.

Highlights

- Panoramic views of Chichester Harbour
- Exclusive gated access to coastal footpath and waterside
- Adjacent to Northney Marina - a boating enthusiasts dream!
- Close to the island's beaches – that's the school holidays covered!
- Next to Langstone Bridge - easy access to the mainland
- Just a short drive from the mainline station - fantastic for commuters!

Features

- Modernized throughout with quality finish
- Spacious and stylish living spaces – perfect for family living and entertaining
- Quality kitchen with modern electric Aga, offering both function and style
- Four bedrooms with newly fitted three ensembles & family bathroom
- Solar panels – full usage costs covered
- Security system with external cameras

In addition to the extension, the works throughout have been completed using quality products and finish; replacement full central heating system including boiler and radiators - new fireplaces, windows, shutters & doors – electrics upgraded – new Oak and glass staircase – stone flooring – re-designed and fitted kitchen & utility room - all new fitted bathrooms.



STEP INSIDE

There is a feeling of light and space immediately upon stepping through the front door.

The *Hallway* is generous in size with light-coloured stone flooring, an Oak and glass staircase, ample storage and a Cloakroom.

The *Sitting Room*, situated to the back of the house offers a nice view over the garden to the harbour beyond. With patio doors in addition to a modern Dru gas fire, this is a room to be enjoyed in all seasons.

Generally regarded as the most important room and 'the hub of the home' now-a-days, the expansive *Kitchen/Dining/Family Room* has been cleverly designed. Whilst the modern open-plan styling has been created, the *Snug* is just set-off the dining area offering a more cosy setting during the winter, with its Dru gas-fired stove. During the warmer months the whole of the back of the house can be opened directly onto the garden, and with the open waters of the harbour just over the garden fence this is truly a lovely setting.

The kitchen area is spacious and well-designed with a contrasting range of cream and black gloss units under compliments stone and granite worktops. There is a range of Miele appliances, and an Aga with energy-saving electric plates and 3 gas-fired ovens. Everything desired in a modern kitchen is provided, including hot-plates and wine fridge.

The dining area now has a corner glass wall providing a full view over the garden, and a tinted roof lantern, making this an exceptionally pleasant room to entertain guests.

To the rear of the kitchen is the *Utility Room* with a further range of storage units, housing for appliances and a modern Worcester gas-fired boiler. An external door allows direct access for everyone, wet dogs alike, a place to warm up and de-robe after a messy adventure outdoors when the weather is a bit wild!







From upstairs, there are panoramic views over Chichester Harbour, and on a clear day the scene is pretty encapsulating and the feeling of space is continued from the ground floor with the upper Hallway being of a good size.



The Main Bedroom has a range of fitted furniture and a concealed entrance into a spacious modern Ensuite Shower Room. There are Two Further Bedrooms each with fitted wardrobes and spacious well-fitted Ensuites, in addition to a Fourth Bedroom and a large Family Bathroom.



STEP OUTSIDE

The front garden is mostly brick paved and enclosed by a blend of high hedging, black wrought-iron fencing and brick walling. The bordering shrubbery is mature and the driveway allows parking for about four vehicles. The double detached garage has a range of work-units and a useful boarded loft, ideal for sails or storage. A personal gate gives access to the side of the house where there is a useful shed and storage area.

The garden to the rear is lawned with separate seating areas, ideal for following the sun or shade, dependent upon preference.

Just across the fence is an area of common land (owned and maintained by Havant Borough Council), where the coastal footpath can be accessed and followed around the entirety of the island – perfect if you are a dog owner.

There are two separate gates on the estate for the exclusive use of Spinnaker Grange residents enabling dinghies and kayaks etc to be launched from the waterside.



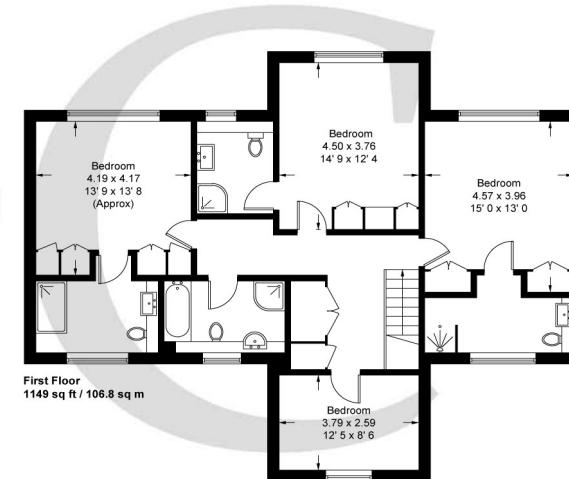
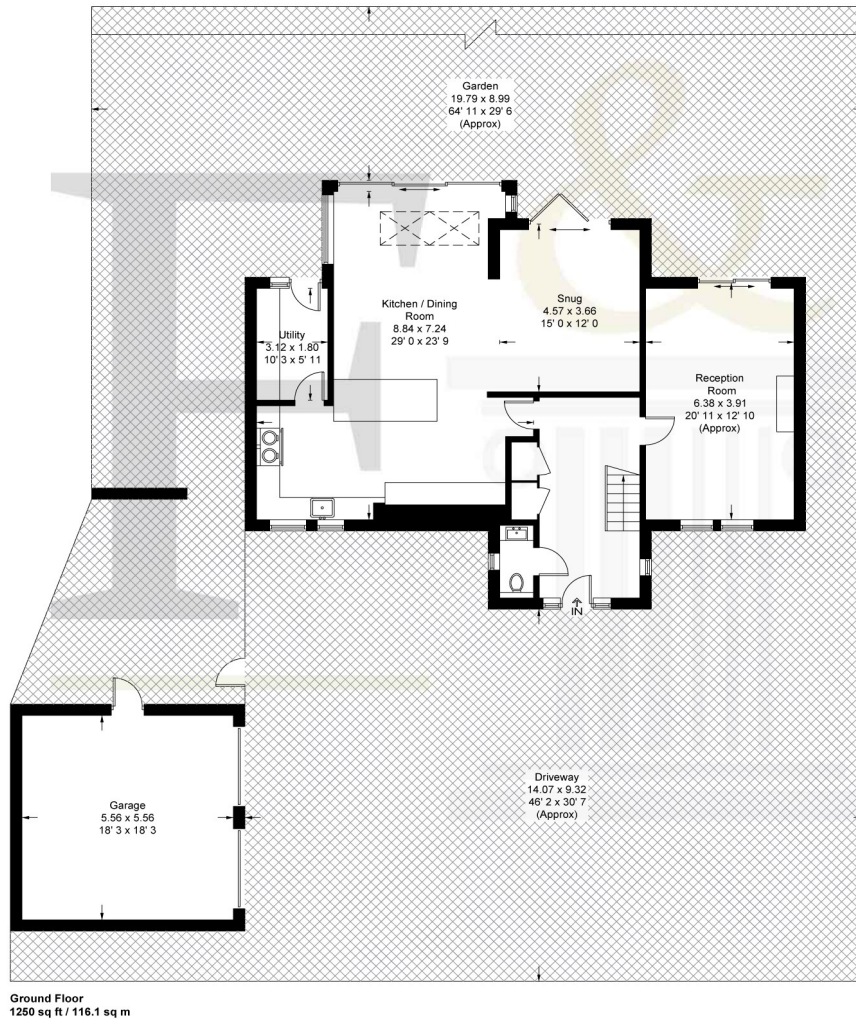


Spring Tide

Approximate Gross Internal Area = 2399 sq ft / 222.9 sq m

Garage = 334 sq ft / 31 sq m

Total = 2733 sq ft / 253.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Additional Information

All mains services / Gas fired heating / Solar Panels

Havant Borough Council: Tax Band G

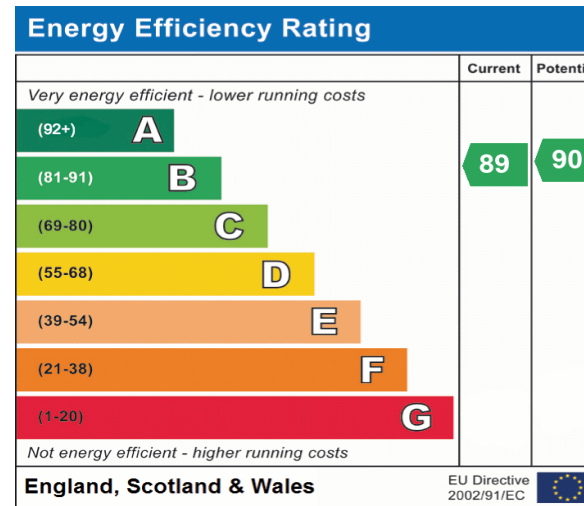
EPC Rating: B

Tenure: Freehold

Flood Risk: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Broadband Check: ASDL/FTTC Fibre Checker (openreach.com)

Shared-private access to coastal common land



Location

Hayling Island offers most everyday needs and a host of recreational facilities including sailing and wind-surfing, and there are long stretches of beaches. With Spinnaker Grange being located next to the Langstone Bridge it is exceptionally easy to reach neighbouring Havant, which has a broader offering of retail and recreational facilities, and a mainline station with services to London/Waterloo in just over one hour.

Emsworth (c. 4 mls) is a pretty harbour-side town, historically renowned for its oyster fisheries, and has a variety of cafés, restaurants, pubs, and individual boutique shops set around its central square.

Chichester, (c. 12 mls) with its superb pedestrianised shopping area in the historic centre, magnificent Cathedral and nationally celebrated Festival Theatre, can be easily reached along the A27. Annual events at the Goodwood Estate, covering horseracing, motorsports and flying have a global following.

The South Down National Parks, with its' vast sways of rolling countryside, ideal for walking, cycling and family picnics, is nearby.



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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