



Rose Croft

Manor Road | Hayling Island | Hampshire PO11 0QR

FINE & COUNTRY



# STEP INSIDE

Rose Croft | Freehold | Council Tax Band E

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Rose Croft is truly one of a kind. Unique and special in many ways.

From the moment you step through the front door of this pretty cottage you are greeted by an exceptionally spacious entrance hall. A room in its own right, which is welcoming and sets the tone for what lies ahead.

Meticulously modernised, Rose Croft offers its' new family a home that they can simply move into and start enjoying their new surrounds immediately.

Whilst there are timeless character features throughout such as cornicing, dado rails, cast-iron fireplace, wooden flooring, there is also modernity in exactly the right places. The kitchen is recently re-fitted and features wall-panelling which is in keeping with the original styling of the house. It has everything a kitchen needs including a corner larder with full-size fridge and freezer to either side, a central island with drinks fridge, and a modern range-style cooker (negotiable). There is a separate sitting area, with a range of complimentary fitted wall units, ideal for a morning coffee with friends or family.

In addition to the sitting room and dining room there is a covered external dining area, accessed from both the kitchen and the sitting room, which offers a great spot for summer family dining.

From the kitchen seating area, a hallway leads to an external side door and a well-fitted utility room with W.C.



















Upstairs, the main bedroom is located to the back of the house and offers a great view over the garden, and a modern ensuite shower room.







There are three further bedrooms and family bathroom.

Both the bathroom and ensuite are fully-tiled and have heated towel rails.









Whether you are an enthusiastic gardener or just someone who likes to potter around outdoors, there is much to enjoy at Rose Croft.

Plentiful shrub borders edge a spacious lawn interspersed with a variety of fruit trees. In addition to the terrace adjoining the kitchen, there are three further separate seating areas each providing opportunities for relaxation and entertainment, even if the weather takes a turn.

At the bottom of the garden is a useful detached studio, ideal for a variety of uses, such as a home-office, hobbies room, teenage den or play area for younger family members.

Beyond the studio there is a very useful gardener's work/storage area with a large shed, a chicken coop and plenty of space for vegetable beds and composting etc.

A gate leads onto a footpath, ideal for taking the dog for a quick stroll.





# Rose Croft

Approximate Gross Internal Area

Main House = 1891 Sq Ft / 175.60 Sq M

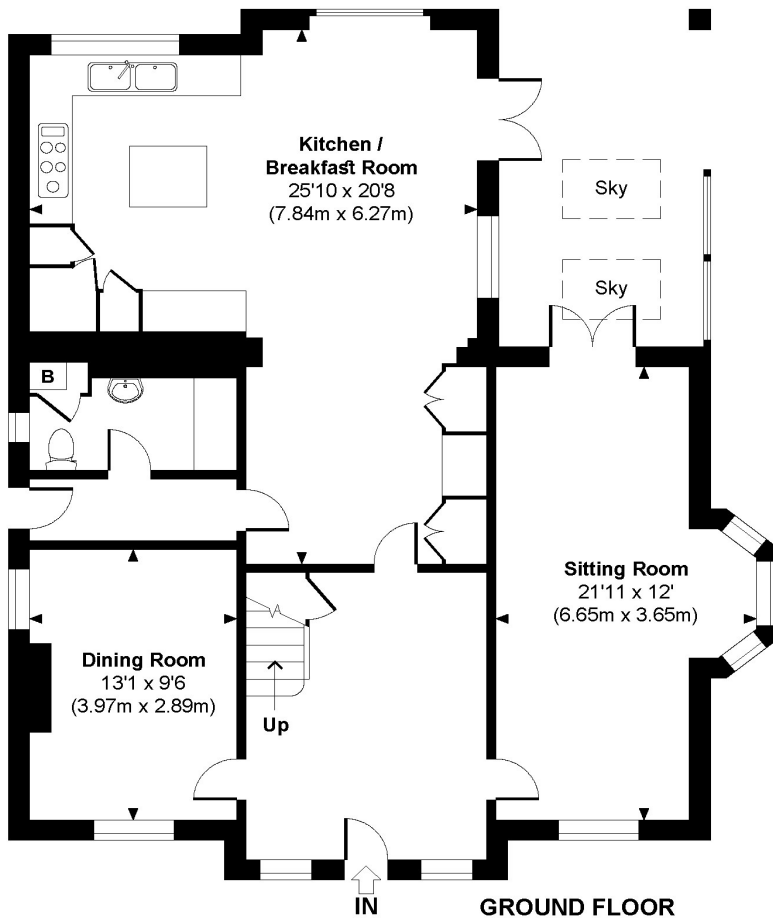
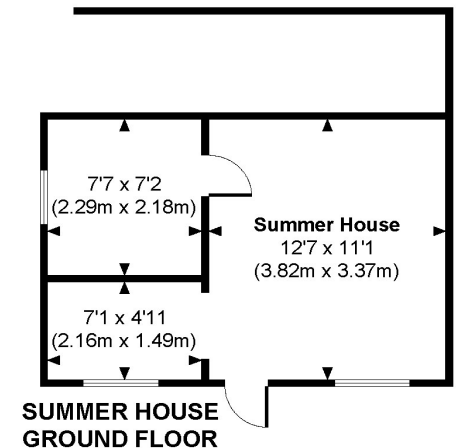
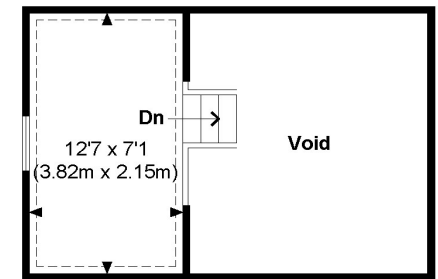
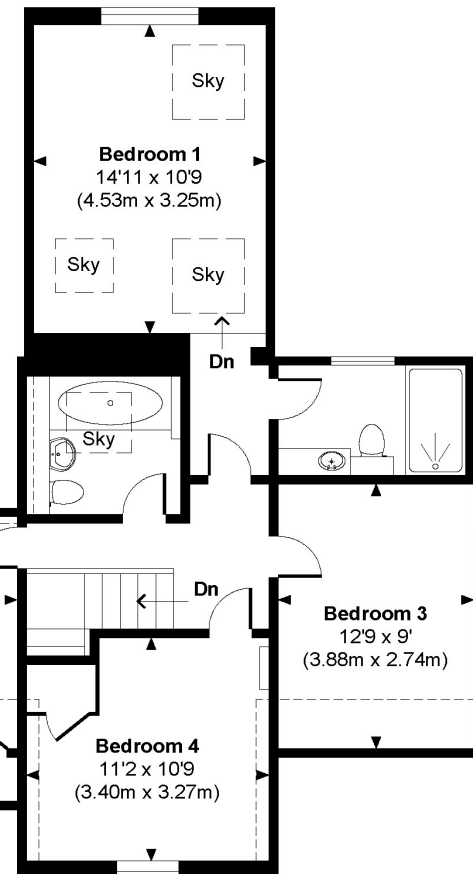
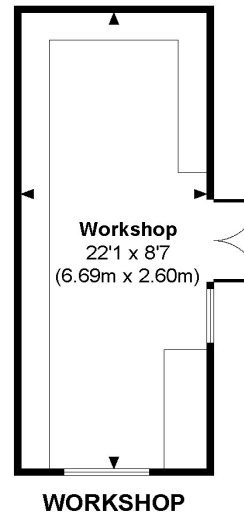
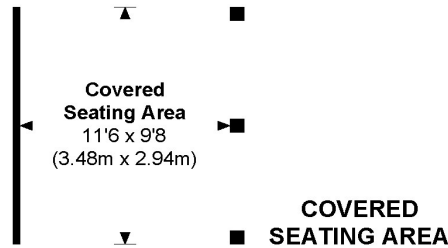
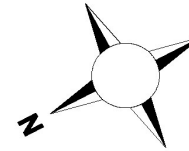
Workshop = 187 Sq Ft / 17.39 Sq M

Summer House = 404 Sq Ft / 37.55 Sq M

Covered Seating Area = 110 Sq Ft / 10.23 Sq M

Total = 2592 Sq Ft / 240.77 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height but excludes void.



Indicates restricted room height less than 1.5m.



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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.



#### Additional Information

Postcode: PO11 0QR


Tenure: Freehold

Havant Borough Council: Tax Band E

Broadband: ASDL/FTTC Fibre Cheker [openreach.com](https://openreach.com)

Flood Risk check link: [Check the long term flood risk for an area in England - GOV.UK](https://www.gov.uk/check-flood-risk)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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, copyright © 2021 Fine & Country Ltd.





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