



148 Sea Front

Hayling Island | Hampshire | PO11 9HP

FINE & COUNTRY

STEP INSIDE

148 Sea Front | £700,000 | Freehold

A unique detached chalet property in an enviable location just back from Hayling Island's Blue Flag Beaches. The property has a flexible layout and the accommodation could be utilised in different ways depending on the family's needs. The accommodations, which is arranged over two floors, comprises; sun room entrance, hallway, living room, bedroom, dining room, bathroom and separate cloakroom, kitchen, work shop and garage on the ground floor, with bedroom, suite of rooms incorporating study, leading through to bedroom with cloakroom and onto playroom on the first floor. Viewing is absolutely essential to appreciate the views, location and accommodation on offer.

TO FIND THE PROPERTY: Proceeding south on the Havant Road, at the Mill Rythe roundabout take the first exit onto Church Road, continue south as it transitions into Elm Grove and then Seagrove Avenue where the entrance to the driveway is located on the right hand side just past Manor Way.

ENTRANCE: Lowered kerb to brick paviour driveway with parking for numerous cars leading to main garage and main front door, brick retaining wall to front aspect with flower borders, to the front and side is a south facing lawned garden with pathway and patio area, to

the left hand side is fence panelling and side pedestrian access to rear garden, twin double glazed frosted doors leading to:

ENTRANCE PORCH / SUN ROOM: 7'5" x 6'5" Two full height walk-in storage cupboards, feature parquet wooden flooring, internal glazed door leading to:

HALLWAY: Matching parquet flooring, balustrade staircase rising to first floor with understairs storage cupboard, doors to primary rooms.

LIVING ROOM: 16'0" x 16'0" Full width and full height double glazed windows to front aspect overlooking landscaped garden, towards the COPP Memorial, common and the Solent beyond, matching parquet flooring, warm air heating vent, feature fireplace, ceiling coving, double glazed windows to side aspects.

CLOAKROOM: Double glazed window to side aspect, concealed cistern w.c., wash hand basin.

BATHROOM: White suite comprising: ceramic tiled shower cubicle, panelled bath with shower attachment, fully ceramic tiled to walls, wall hung wash hand basin with drawer under, chrome heated towel rail, close coupled w.c., double glazed window to side aspect, warm air heating vent.







BEDROOM 2: 13'11" x 10'10" Double glazed window to rear aspect, built-in wardrobes to one wall, parquet wooden flooring, warm air heating vent.

DINING ROOM: 12'7" x 10'10" Tiled flooring, double glazed window to rear aspect, walk-in airing cupboard housing gas fired warm air heating system, door to:

KITCHEN: 14'8" x 8'0" Double glazed window to side aspect, comprehensive range of wall and floor units, Smeg stainless steel gas hob with built-in extractor hood, fan and light over, 1¼ bowl sink unit with mixer tap, Hotpoint eye-level double oven and grill with cupboards over and shelving under, display cupboard with glazed door, integrated fridge/freezer and dishwasher with matching doors, built-in cupboard housing gas Baxi boiler, space and plumbing for washing machine, double glazed door to outside.



FIRST FLOOR: Landing, doors to primary rooms.

BEDROOM 1: 14'2" x 11'3" Double glazed window to front aspect, radiator, two built-in wardrobes.

STUDY AREA: 9'3 x 6'2 Double glazed window to rear aspect, door to landing, square opening leading to:

BEDROOM 3: 14'5" x 7'7" measurements do not include lobby area to en-suite cloakroom.

Double glazed window to the side, sliding door to the cloakroom which has restricted head height and leads to an eaves storage area and a white suite of WC and basin, door leading into the play room.

CLOAKROOM: Sliding door, low level w.c., wash hand basin.

PLAY ROOM: 14'7" x 7'10" Feature porthole window to the front aspect providing panoramic views towards the Solent and Isle of Wight beyond, restricted ceiling height to the side eaves, curtain fronted eaves storage, radiator.





OUTSIDE: The rear garden has raised borders, shrubs and bushes plus an attractive water feature, the south facing garden is mainly laid to lawn with patio area with views across the common and towards the Solent. There is gated access to Seafront.

GARAGE: 16'10" x 10'0" Electric roller door, lighting and power.

WORKSHOP: 15'0" x 8'0" Double glazed French doors and windows, lighting and power.

AGENTS NOTES:

Council Tax Band E – Havant Borough Council

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

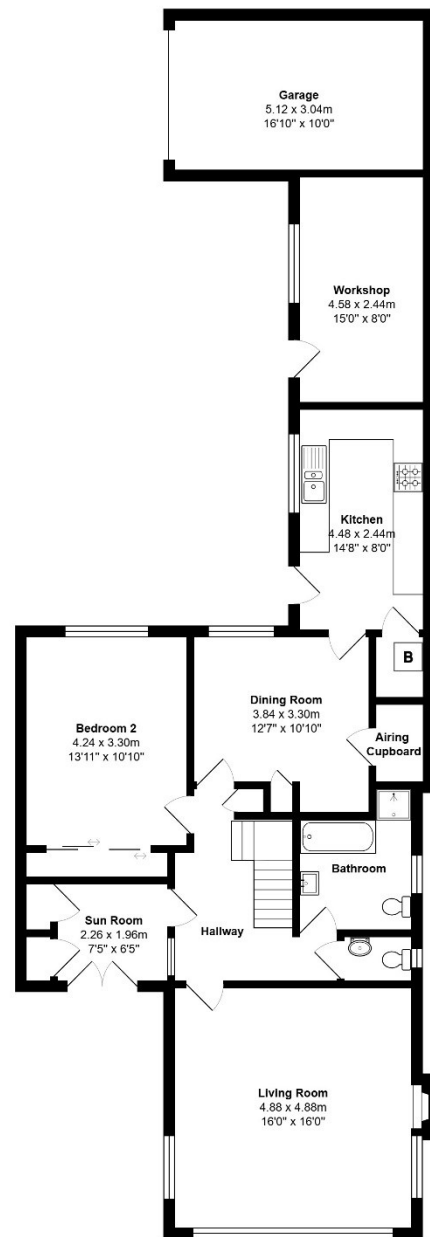
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk))





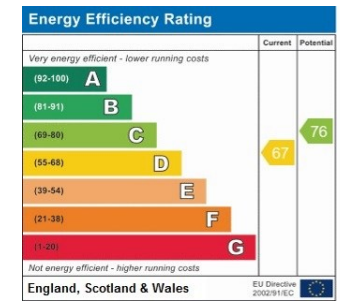
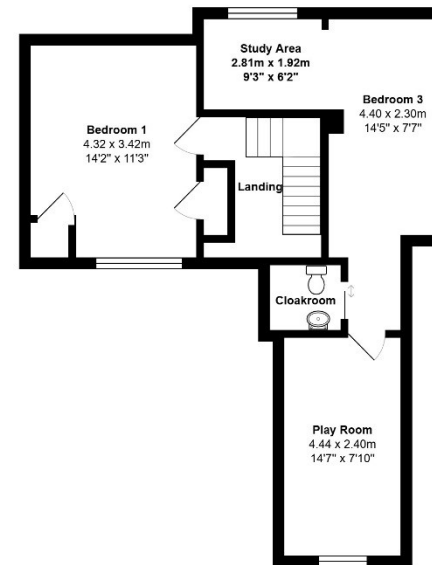
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Total Area: 174.9 m² ... 1883 ft²

All measurements are approximate and for display purposes only



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