

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



36 Sea View Road

Hayling Island PO11 9PE

Asking price £725,000



## Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.

- Cottage Style House
- Detached Double Garage
- South Facing Garden
- Plot In Excess Of 0.2 Acres
- Plenty Of Off Road Parking
- Ample Space For Motor Home/Boat
- Four Bedrooms
- Timber Out Building For Entertaining
- Potential to Extend to Side Or Rear Subject To Planning
- Gas Central Heating

Arden & Way are delighted to present to the sales market this spacious detached four bedroom cottage style house which is located in a sought after and convenient area. The property is situated on a mature plot in excess of 0.2 acres. The property is situated in a sought after location and is only a short distance from Mengham Rythe Sailing Club with its boating facilities. The Seafront with its pleasant coastal walks and Mengham Shopping Centre are also within easy reach. Havant Town Centre with its train service to London is also only an approximate twenty-minute drive away.

The property benefits from a large driveway with ample off road parking for four cars, a motorhome or a boat etc, a detached double garage and timber out building. The property comprises of the following, entrance porch, sitting room, kitchen, lounge/diner, utility/downstairs W.C. The upstairs accommodation comprises of a generous landing space, four bedrooms and family bathroom.

Key benefits to the property include UPVC double glazing and gas central heating.

Please note that the property does require some updating but offers lots of potential.

For more information or to book a viewing please contact Arden & Way.

\*\* The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. All services/appliances have not and will not be tested. \*\*



**Entrance Porch**

Space for shoes and coats etc.

**Sitting Room**

12'10" x 11'0"

Georgian style UPVC double glazed window to the front aspect of the property, feature exposed brick fireplace with an inset gas coal effect fire as a lovely focal point for the room. Stair access to the first floor.

**Lounge/Diner**

11'1" x 20'5"

Georgian style UPVC double glazed window to the front aspect of the property. Feature inset brick fireplace with a solid dual fuel burner. South facing Georgian style UPVC double glazed French doors leading to the pleasant mature rear garden.

**Kitchen**

16'4" x 9'1"

Ideal sized kitchen complete with ceramic tiles. Range of worktops with drawers and cupboards under, inset one and a half bowl single drainer sink unit with mixer taps and a cupboard under, matching high level cupboards, built in Whirlpool oven with a four ring gas hob above and extractor over, space for a fridge / freezer, plumbing for a washing machine, inset wine rack, wall hung gas boiler, alarm system controls.

**W.C./Utility room**

Small enclosed W.C. Utility room with space for a tumble dryer.

**Landing**

Access to loft space with pull down ladder.

**Bedroom 1**

10'3" x 11'3"

Two Georgian style UPVC double glazed windows, one to the front aspect of the property, one to the side aspect. Built in airing cupboard which houses the hot water tank and shelving.

**Bedroom 2**

8'3" x 11'1"

Georgian style UPVC double glazed window to the front. Radiator.

**Bedroom 3**

10'3" x 8'10"

Two Georgian style UPVC double glazed windows, one to the rear aspect of the property, one to the side aspect. Radiator.

**Bedroom 4**

6'9" x 8'9"

Georgian style UPVC double glazed window to the rear. Radiator.

**Bathroom**

Fitted with a white suite. Georgian style UPVC double glazed window with obscured glass to the rear.

**Driveway**

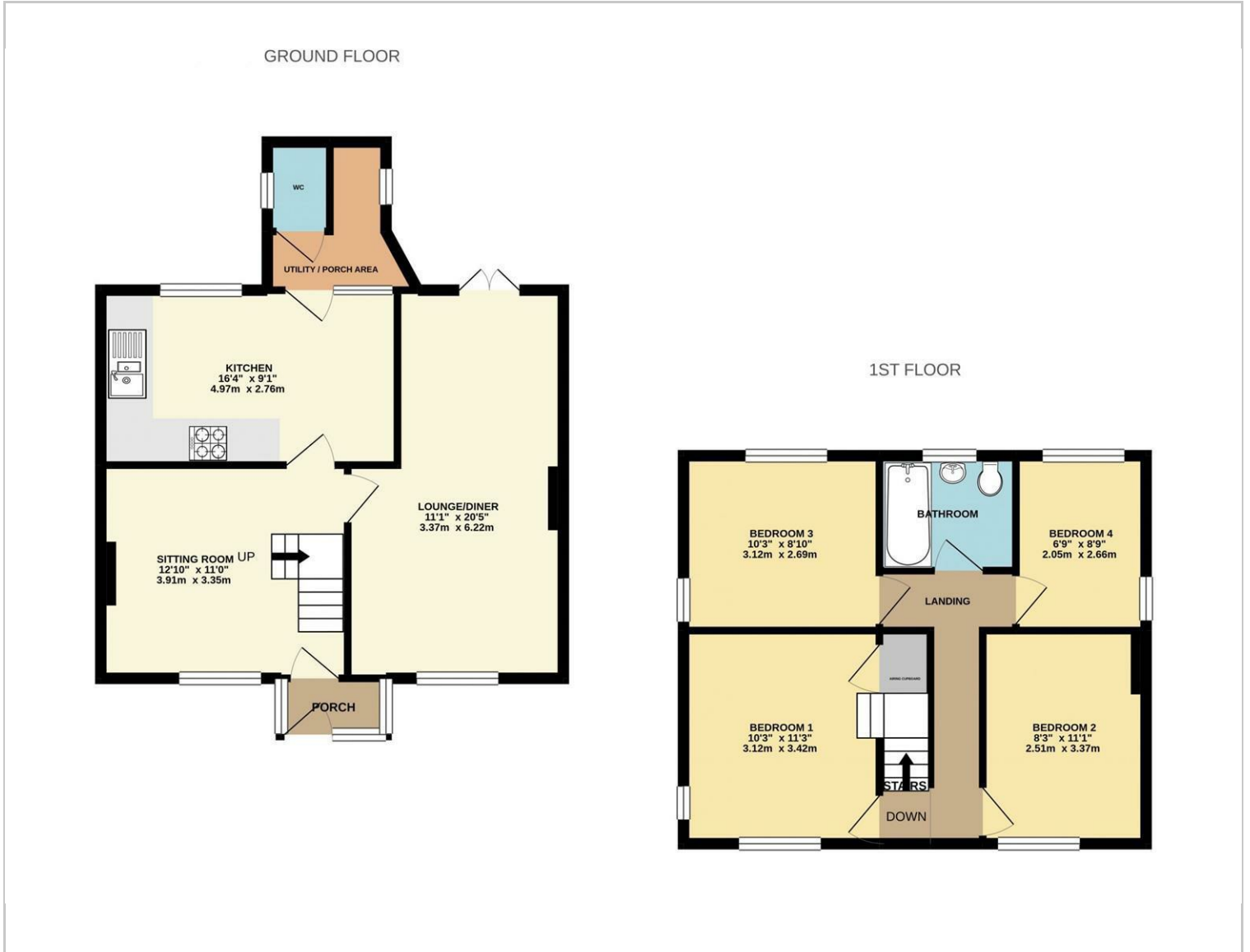
Double gates to the front of the property. Large driveway with ample off road parking for numerous cars, a motorhome or a boat etc. A detached double garage with loft storage space. Side side access with a gate. Outside power point. Outside tap. Outside lights.

**Garden**

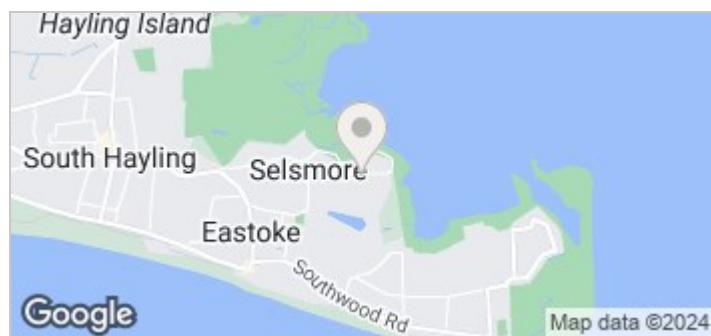
The large rear garden is south facing with plenty of mature shrubs and bushes. Large block paved patio area. Feature fish pond. Large timber summer house which is a great entertaining area.



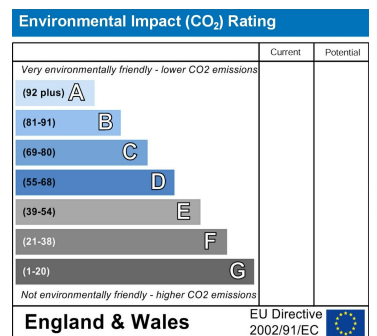
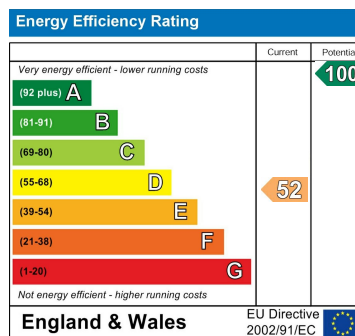
## Floor Plan



## Area Map



## Energy Efficiency Graph



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