

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



36 Sea View Road

Hayling Island PO11 9PE

Guide price £630,000



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

* NO ONWARD CHAIN * GUIDE PRICE £600,000 - £630,000 *

Christmas Cottage is a charming and characterful four-bedroom detached home, offering the perfect blend of traditional appeal and modern comfort. Set within a generous plot on one of Hayling Island's most sought-after roads, this delightful property presents a opportunity to enjoy relaxed coastal living.

Recently improved by the current owner, the property has been tastefully modernised with full redecoration which is nearing completion including, a newly fitted kitchen, and a refurbished family bathroom.

The ground floor features a welcoming entrance porch leading into a cosy sitting room, perfect for relaxing evenings. From here, you're welcomed into a spacious 20ft lounge/diner filled with natural light and offering direct access to the south-facing rear garden—ideal for entertaining or family gatherings. At the rear, the modern kitchen combines style and practicality, complemented by a cloakroom/WC for everyday convenience.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, providing flexible accommodation.

Externally, Christmas Cottage sits on a mature plot extending to around 0.2 acres, featuring generous gardens with established planting, perfect for outdoor dining or relaxation. A large driveway provides parking for several vehicles, leading to a detached double garage and a timber outbuilding, ideal as a workshop, studio, or additional storage.

Ideally positioned close to Mengham Shopping Centre, local schools, and transport links, this beautifully presented home combines space, character, and convenience in a desirable coastal setting—perfect as a permanent residence or charming island retreat.

For more information or to arrange a viewing, please contact Arden & Way!



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

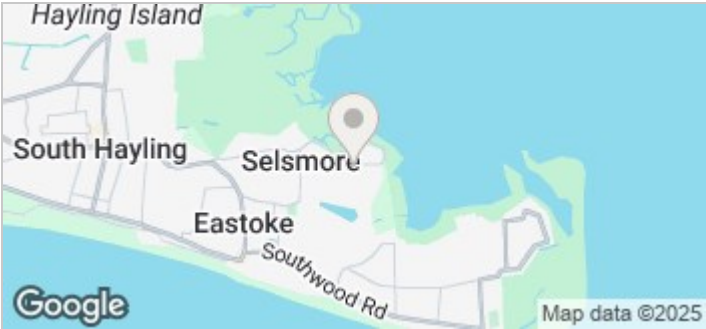
The large rear garden is south facing with plenty of mature shrubs and bushes. Large block paved patio area. Feature fish pond. Large timber summer house which is a great entertaining area.



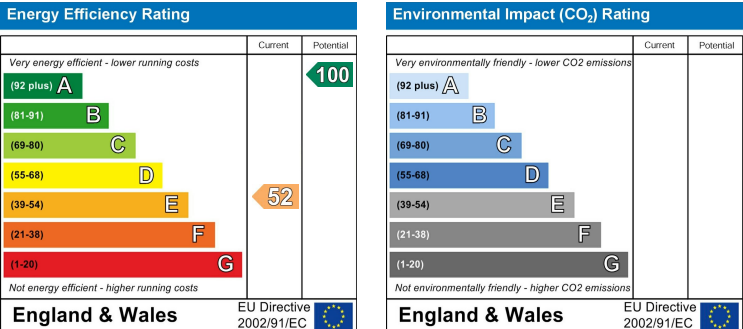
Floor Plan



Area Map



Energy Efficiency Graph



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