



8 Orchard Road | Hayling Island | Hampshire PO11 9JA

FINE & COUNTRY

Price Guide £900,000

Freehold | Council Tax Band F

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Truly one of a kind, this unique home was created by a local builder in the 1930s. There are a number of distinctive Art Deco features, some are not visible but are integrated within the construction whilst others are clearly on display and contribute to the uniqueness and charm of this family home; large corner windows in some of the rooms allow a good deal of natural light to flow throughout the ground floor. There are curved wall corners and an eyebrow window on the upper floor.

With most rooms being on the ground floor, the individual spaces merge well together and offer a flexibility of use, depending on specific needs. There is the potential for five bedrooms if required, and for home office space if working from home is important.

There is also the opportunity for independent 'annexe style' living, as there is a bed-sitting room with front and rear views and an ensuite shower room on the far side of the spacious utility room, which could easily be used as a second kitchen. This part of the house also has a separate entrance and a secluded garden area.

Set within a large plot in a quiet cul-de-sac and just around the corner from the beach front, this is the ideal spot for family life. An abundance of watersport activities are on offer for all ages to get involved in. If preferred, a simple stroll along the waterfront or a sit-down by the waters edge can also be enjoyed by all. With all this on your doorstep, it would surely be a pleasure to spend much of your leisure time here.

If you do want to go further afield, Chichester, Goodwood and The South Downs National Park are all a short drive away.

Pass times aside, there is often the need for commuting. This is relatively easy as the main-line station at Havant, just over the bridge on the mainland, offers connections to London in about 1hr 15mins.

Major road links, Southampton Airport and Ferry Terminals are all within easy reach.



Upon entering, there is a large and light hallway which sets the tone for what lies ahead.

The sitting room faces to the front of the property and has a broad view over the garden.

The kitchen/dining/family room is to the rear of the house and enjoys an outlook over the well-tended cottage-style garden. It is fitted with full of modern units and appliances, and has ample space for both family dining and relaxation with bi-fold doors opening into the garden for the warmer months.

There are four further rooms on the ground floor, two of the which are currently used as studies. There are two ensuite shower rooms and a separate family bathroom.











On the upper floor there is a spacious bedroom with ensuite shower room and an ante-room currently used as a dressing room.

This useful space could also be utilised as a teenager's den, a younger child's playroom or a baby's nursery.



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

This cottage-style garden has Magnolia and Bay trees, mature shrub borders with meandering pathways and a central terrace for outdoor dining and entertaining. It is fully enclosed and enjoys a good degree of privacy.

There is a large lawn which leads down the west side of the house to the annexe area, allowing for private use if desired.

At the bottom of the garden is a useful detached large shed ideal for a variety of uses. A little work could create a home-office, a hobbies room, teenage den or play area for younger family members. Adjacent, is a useful garden store shed.

The whole garden is enclosed, safe and secure for young children with gates on either side.





Orchard Road

Approximate Gross Internal Area

Main House = 2359 Sq Ft / 219.17 Sq M

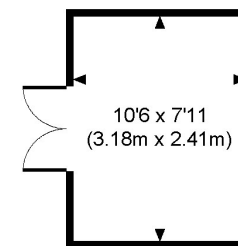
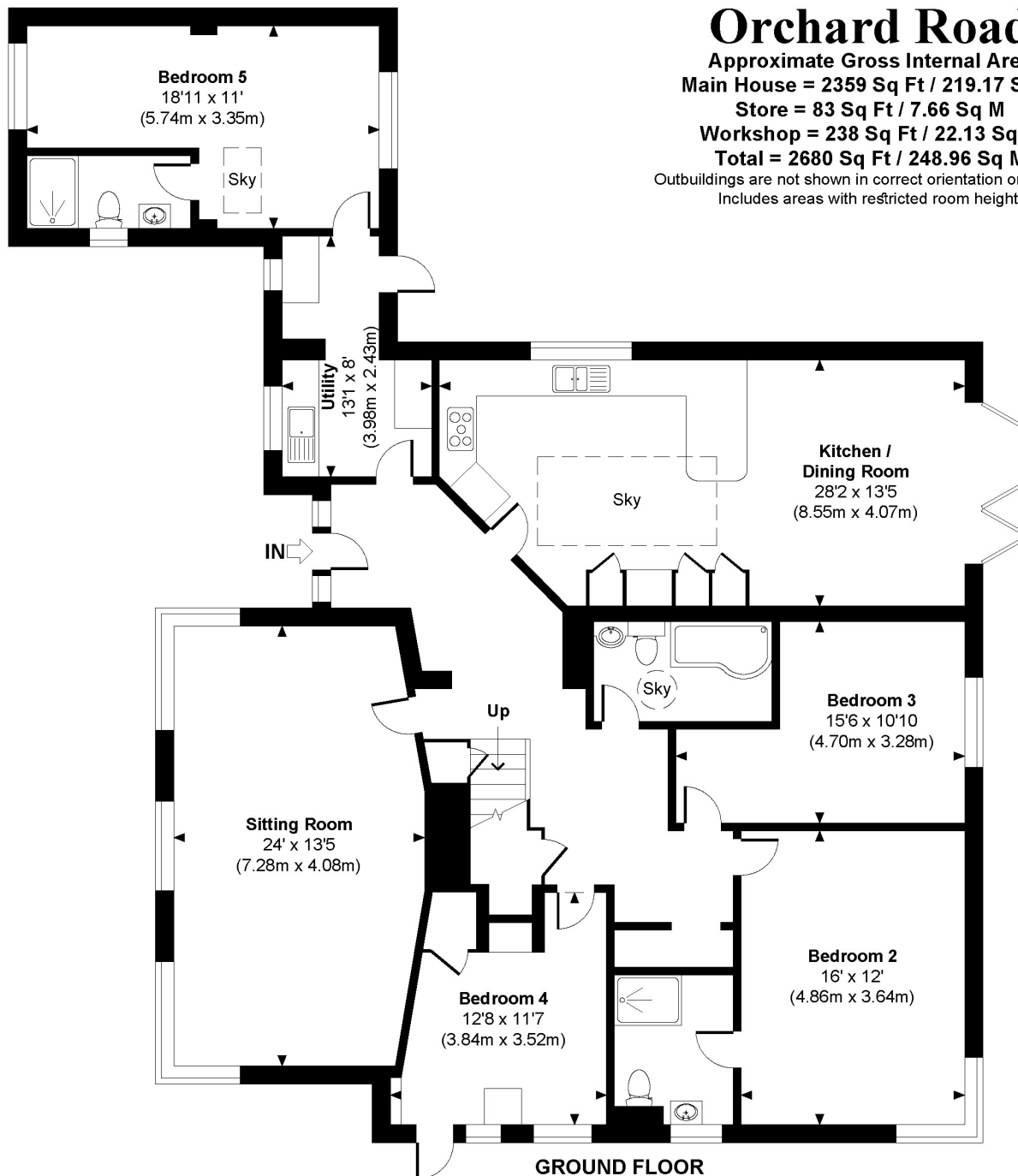
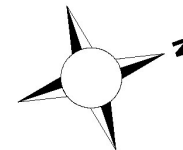
Store = 83 Sq Ft / 7.66 Sq M

Workshop = 238 Sq Ft / 22.13 Sq M

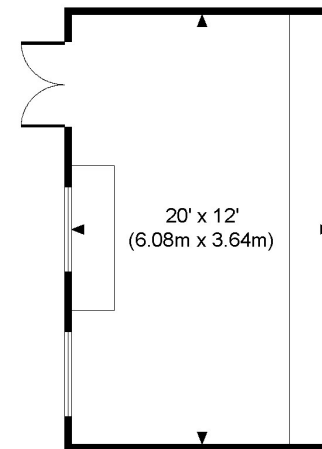
Total = 2680 Sq Ft / 248.96 Sq M

Outbuildings are not shown in correct orientation or location.

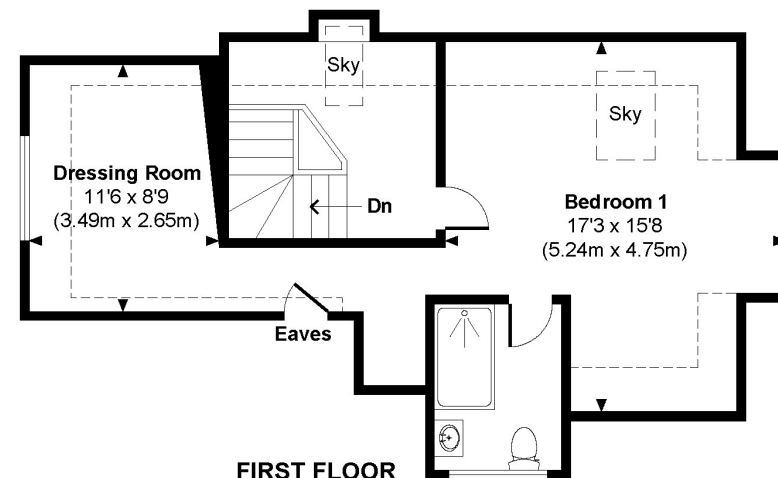
Includes areas with restricted room height.



STORE



WORKSHOP



FIRST FLOOR



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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.

Indicates restricted room height less than 1.5m.



Location, Location, Location.

Hayling Island, offers a good choice of everyday living requirements in addition to junior and senior education facilities. An abundance of sea-side activities for families are available on the 'Blue Flag' beaches.

Havant, (c. 5 mls) has a larger offering of retail and recreational facilities in addition to a mainline railway station connecting with London Waterloo in just over one hour.

Emsworth, (c. 7 mls) a pretty harbour village, historically renowned for its Oyster fisheries, has a variety of cafes, restaurants and boutique shops. There are footpaths providing lovely walks along the waterside.

Portsmouth, (c. 11 mls) Gunwharf Quays Shopping Centre, the Spinnaker Tower and Portsmouth High and Portsmouth Grammar Schools are accessed a few miles westward along the A27

Chichester, (c. 15 mls) with its magnificent Cathedral and flagship Festival Theatre, and close by Goodwood's prestigious annual country sporting events covering horseracing, flying, classic motorcar racing and shooting, can all be reached along the A27

The South Downs, are within a short drive and offer vast open spaces of rolling countryside for walking, cycling and family picnics.

Additonal Information

Mains water, electricity, water and drainage

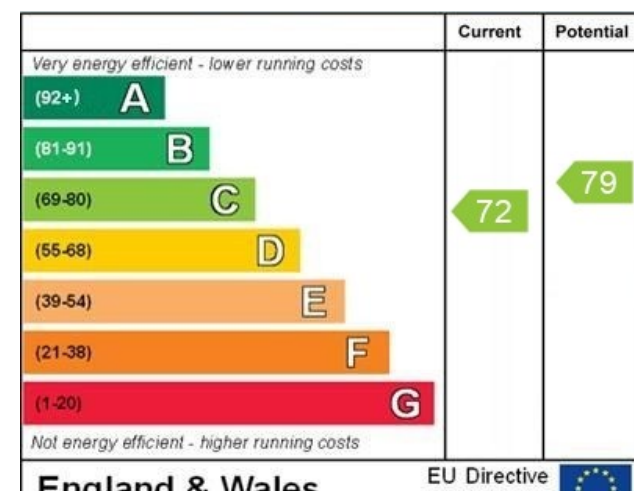
Havant Borough Council: Tax Band F

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](#)

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

AML Checks: By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer.

A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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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