



Crowberry Lodge, Manor Road | PO11 0QH | £489,500

GEOFF **FOOT**
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Situated in a convenient central Hayling location, this well-presented three-bedroom detached home, extending to over 1,300 sq ft, offers spacious and versatile accommodation along with the added benefit of a self-contained garden annex. The property is ideally positioned close to local shops and amenities, bus routes, and schools, making it perfectly suited to modern family life. Internally, the home is presented in good order throughout and offers a well-balanced layout. The ground floor comprises a spacious lounge, separate dining room, modern kitchen, cloakroom, and a conservatory overlooking the rear garden. Upstairs, there are three bedrooms, with the principal bedroom benefitting from a shower room en-suite. Externally, the property continues to impress. An extensive driveway to the front provides off-road parking for multiple vehicles, as well as space for a motorhome or boat. To the rear, a fully enclosed west-facing garden offers an attractive and private outdoor space, leading through to a superb garden annex. The annex provides a double bedroom, shower room, and a covered patio area, making it ideal for guests, multi-generational living, or as a flexible work-from-home space. A fantastic opportunity for families, professional couples, or those seeking additional living accommodation, all within a convenient and well-connected location.

- **THREE BEDROOM DETACHED HOUSE (1300+ SQ FT)**
- **ADDITIONAL SELF-CONTAINED GARDEN ANNEX**
- **WELL PRESENTED & SPACIOUS THROUGHOUT**
- **LOUNGE, DINING ROOM & CONSERVATORY**
- **MODERN KITCHEN & GROUND FLOOR CLOAKROOM**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **EXTENSIVE DRIVEWAY – IDEAL FOR MULTIPLE VEHICLES / BOAT / MOTORHOME**
- **WEST FACING ENCLOSED REAR GARDEN**
- **ANNEX WITH DOUBLE BEDROOM, SHOWER ROOM & COVERED PATIO**
- **CENTRAL HAYLING LOCATION CLOSE TO SHOPS & SCHOOLS**

Freehold | EPC: E | Council Tax Band: E

The accommodation comprises:

Upvc double glazed door to Hallway –

Tiled flooring. Dado rail. Radiator. Staircase rising to first floor with under stairs storage cupboard and side shelf. Double glazed window to side.

Cloakroom –

Wash hand basin with cupboard below. Close coupled WC with tiled shelf and concealed cistern. Tiled flooring. Obscure double glazed window to side. Vertical towel radiator.

Lounge –

Brick built fireplace surround with electric log effect fire, slate hearth and wooden display mantle over. Laminate flooring. Double glazed bow window to front with window shutters and built in window seat, storage beneath. Side window. Radiator. Radiator. Wide arch through to

Dining Room –

Laminate flooring. Ornamental fireplace surround, Dado rail. Radiator. Open access to

Upvc Conservatory –

Double glazed window units to five sides including double glazed French doors to rear Garden. Strip wood flooring.

Kitchen –

Range of cream gloss fronted wall and base cupboards and drawers to two sides. 1.5 bowl single drainer stainless steel sink unit set in work surface. Space and plumbing for dishwasher and tall fridge/freezer. Tiled splash backs. Double glazed window to side. Adjacent work surface with 'Leisure Cookmaster' range style cooker, over head extractor. Further cupboards and drawers. Built in cloaks cupboard. Heating/hot water timer control unit. Double glazed window and door to west facing rear Garden.

First Floor Landing –

Double glazed window to side elevation. Dado rail. Built in airing cupboard housing hot water tank and shelving.

Bedroom 1 –

Twin double glazed windows to rear elevation. Two radiators. Built in cupboard. Floor to ceiling triple sliding door fronted wardrobes. Tiled inset wash hand basin with mixer tap, shaver point and shelving below. Arch to En-suite: Corner WC and tiled shower enclosure with Bristan' shower, extractor over. Towel radiator. Down light.

Bedroom 2 –

Double glazed window to front elevation. TV wall bracket. Radiator. Drawer unit with wash hand basin and mixer tap.

Bedroom 3 –

Double glazed window to front elevation. Radiator. Range of wardrobes and chest of drawers to one wall. TV wall bracket.

Family Bathroom –

White suite comprising Bath with 'Aqualisa' wall shower over. Inset wash hand basin with tiled vanity shelf and cupboard below. Close coupled WC with concealed cistern. Shaver point. Obscure double glazed window to side. Radiator. Ceramic wall tiling. Wall cabinet. Slip resistant flooring.

Outside –

Wide shingle laid driveway approach with extensive parking area for cars, caravan etc. Raised display area with ornamental palms, flowering shrubs and garden decorations. Lamp stand. Side border with good variety of shrubs, rockery, vegetable boxes. Side gated entrance with light to rear Garden. Access driveway to 'Little Willows' property.

West facing Rear Garden –

Paved patio area for seating and display tubs. Artificial lawn with shingle display area, conifer screening to boundaries and specimen shrubs. Outside water tap point.

Attached Storage/Utility shed –

Space and plumbing for two automatic washing machines and tumble drier. Power and light. Clear corrugated roofing. Gate to front with washing line.

Garden Annexe Room –

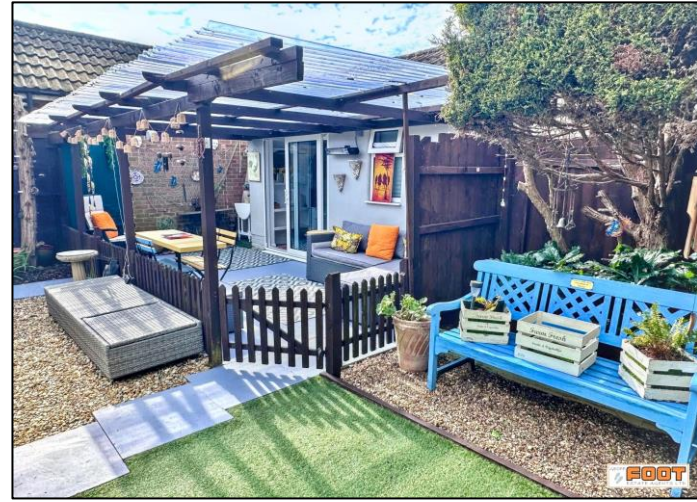
Upvc sliding patio doors. Part wood panelling to walls. Laminate flooring. Dressing table unit and wall shelving. Electric wall heater. Down lighting. Double glazed window. Fully insulated. Door to En-suite; Close coupled WC with concealed cistern. Shower enclosure with 'Triton T80' shower. Extractor over. Down lights. Ceramic wall tiling. Outside patio beneath Pergola. electric wall heater. small picker fence surround to garden. Power points. External lighting.

[To view the virtual tour for this property please scan the QR Code >>](#)

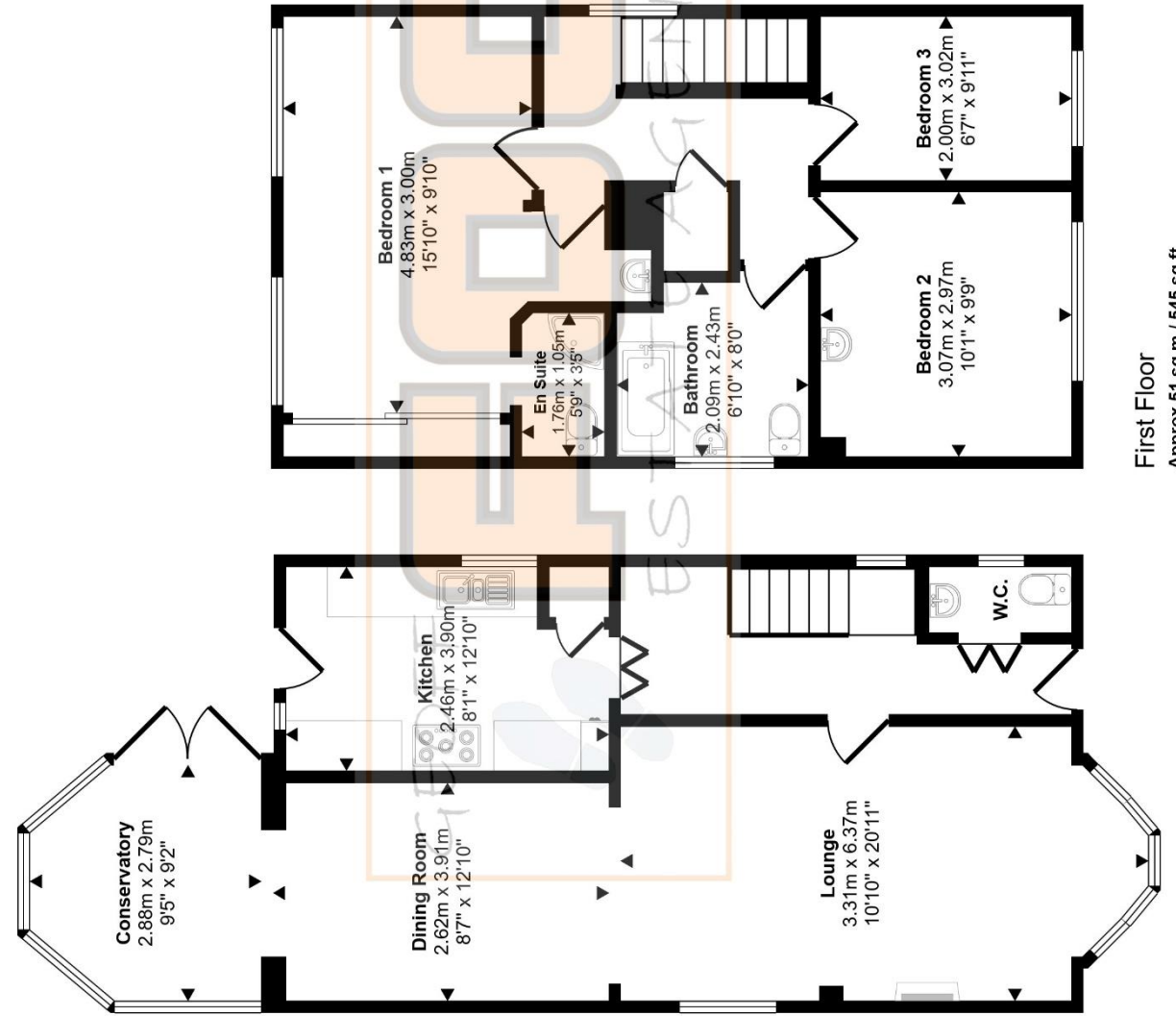


IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Approx Gross Internal Area
122 sq m / 1311 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	45	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.