



17a Sea Grove Avenue | PO11 9EU | £525,000

GEOFF **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



Situated in a popular central Hayling location and offering over 1,900 sq ft of accommodation, this well-presented four-bedroom detached home provides generous and versatile living space ideally suited to modern family life. The property enjoys a highly convenient position close to Mengham's local shops and amenities, bus routes, and schools, while Hayling Seafront is located just at the end of the road. Here residents can enjoy pleasant coastal walks, picturesque views across to the Isle of Wight, and a range of water sports activities. Inside, the home offers spacious and adaptable accommodation throughout. There are four well-proportioned double bedrooms, along with two ground floor reception rooms that provide flexibility for family living, entertaining, or working from home. A spacious kitchen forms the heart of the property, while the lounge enjoys a pleasant outlook over the rear garden. A generous conservatory extends the living space further and opens out onto the mature rear garden, creating a wonderful area for relaxing or hosting guests. Externally, the property benefits from a semi-integral garage and a shingle driveway to the front providing off-road parking for several vehicles. A superb opportunity for families or professional couples seeking a spacious and well-located home close to the coast.

- **FOUR DOUBLE BEDROOM DETACHED HOUSE**
- **OVER 1,900 SQ FT OF ACCOMMODATION**
- **WELL PRESENTED THROUGHOUT**
- **TWO RECEPTION ROOMS OFFERING FLEXIBLE LIVING SPACE**
- **SPACIOUS KITCHEN & LARGE CONSERVATORY**
- **MATURE REAR GARDEN**
- **SHINGLE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES**
- **SEMI-INTEGRAL GARAGE**
- **CENTRAL HAYLING LOCATION NEAR SHOPS, SCHOOLS & SEAFRONT**
- **IDEAL FAMILY HOME**

**Freehold | EPC: D | Council Tax Band: E**

The accommodation comprises:

**Covered side entrance with step, light and double obscure panel glazed door to –**

**Hallway –**

Double radiator. Tiled flooring. Wall thermostat. Return staircase rising to first floor with cupboard below. Service door from Garage. Double panel glazed door to

**Lounge –**

Marble fireplace surround with coal effect fire. Double radiator. Twin high level windows to side. Double panel glazed doors and side lights to

**Conservatory –**

Range of double glazed window units over brick. Two single radiators and one double. Tiled flooring. Power points and lighting. Double opening doors to rear Garden. Return door into Kitchen.

**Kitchen/Breakfast Room –**

Range of solid wood fronted wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer stainless steel sink unit and mixer tap, set in work surface. Space and plumbing for automatic washing machine. Integrated dishwasher. Tiled splash backs. Range style electric cooker with double ovens and warming tray, lift up lid, overhead extractor hood and concealed under cupboard lighting. Heating/hot water timing control unit. Tall wall unit with drawers. Worksurface forming breakfast bar, with space for seating. Wall shelving. Tiled flooring. Square leaded light window units and stable door to Conservatory.

**Sitting Room –**

Double glazed leaded light window units to front aspect. Double radiator. High level window to side. Dado rail to half height.

**Cloakroom –**

Close coupled WC with vanity shelf and concealed cistern. Wash hand basin with cupboard below. Obscure double glazed leaded light window to side. Ladder style towel radiator. Laminate flooring.

**Staircase rising to Landing –**

Double glazed leaded light window unit to side elevation. Built in airing cupboard housing hot water tank.

**Bedroom 1 –**

Double glazed leaded light window units to rear elevation. Radiator. Range of floor to ceiling wood fronted wardrobes to one wall (included). Door to: En-Suite: With corner shower enclosure with mixer shower and extractor over. Inset wash hand basin with mixer tap and cupboard below. Tall cupboard and wall mirror.

**Bedroom 2 –**

Double glazed leaded light window unit to front elevation. Radiator and wall shelf.

**Bedroom 3 –**

Double glazed leaded light window unit to front elevation. Radiator. Wall shelving. Fitted double wardrobes. Recess with pedestal wash hand basin and strip light.

**Bedroom 4 –**

Double glazed leaded light window unit to rear garden aspect. Radiator. Pedestal wash hand basin with shelf over.

**Family Bathroom –**

White suite comprising panelled Bath with wall shower over and fitted screen. Close coupled WC and pedestal wash hand basin. Tiled splash backs. Obscure double glazed leaded light window unit to side. Ladder style towel radiator. Shaver point. Slip resistant flooring.

**Outside –**

Shingle laid frontage offering parking for 3-4 cars. Shrubs to side borders. Trellis with established climbers. Two wall light points. Side path and gate to rear Garden.

**Semi integral double Garage –**

With up and over door, power and light. Work bench. Gas and electric meters. Consumer unit. Rear door to Garden. Service door into Hallway.

**Rear garden –**

In excess 50' (approx). Mainly laid to lawn with hard standing for table and chairs. Fence and trellis side and end boundaries with climbers and a variety of shrubs to borders. Raised decking with pergola over for seating. Paved area for display tubs etc. Twin wall lights.



#### IMPORTANT INFORMATION

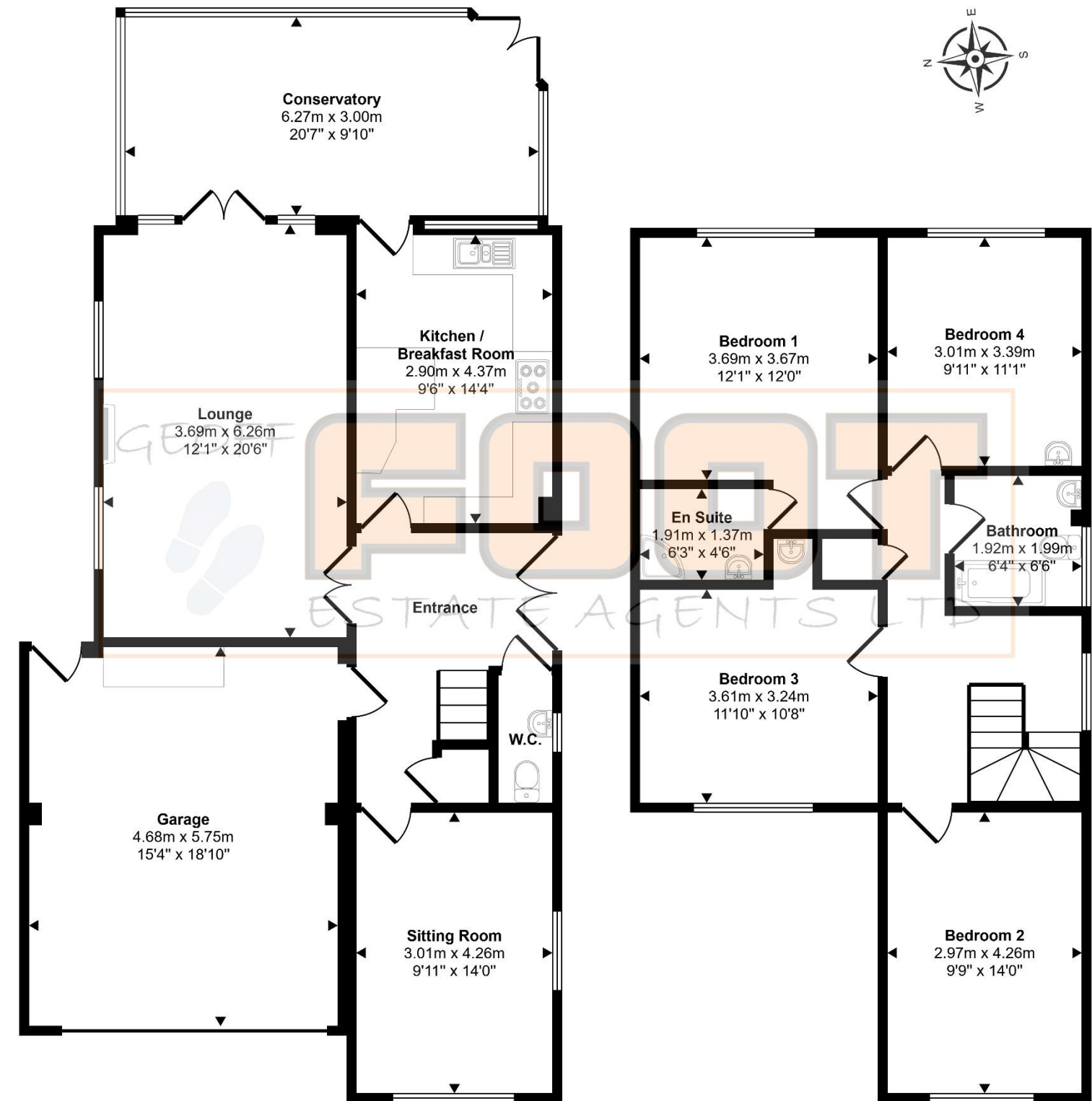
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.

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





Approx Gross Internal Area  
183 sq m / 1970 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor  
Approx 112 sq m / 1202 sq ft

First Floor  
Approx 71 sq m / 768 sq ft

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.