



8 Island Close | PO11 0NA | £489,000

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
email: sales@geofffoot.co.uk



Situated in the desirable North Hayling area, this beautifully presented and extended four-bedroom detached home offers spacious and adaptable accommodation, perfectly suited to modern family life or those seeking flexible living and working space. The property enjoys a convenient location close to the Langstone Harbour foreshore, where residents can enjoy scenic coastal walks and a variety of water sports activities. Nearby Havant town provides a wide range of shops, amenities, and excellent transport links, including bus and rail connections across the south coast and into London. Inside, the home is offered in a modern and well-maintained condition throughout. The accommodation is both generous and versatile, featuring four bedrooms, a spacious kitchen/breakfast room ideal for everyday family living, and three additional reception rooms which could easily serve as lounges, dining areas, or work-from-home spaces depending on individual needs. A downstairs cloakroom and a family bathroom suite complete the practical layout. Externally, the property benefits from an enclosed south-facing rear garden, providing a private and sunny space for relaxing or entertaining. To the front, a paved double-width driveway offers ample off-road parking and leads to a semi-integral garage. A superb opportunity for families or professional couples seeking a spacious and adaptable home in a convenient coastal location.

- **EXTENDED FOUR BEDROOM DETACHED HOUSE**
- **WELL PRESENTED & MODERN THROUGHOUT**
- **SPACIOUS KITCHEN / BREAKFAST ROOM**
- **THREE ADDITIONAL RECEPTION ROOMS**
- **ADAPTABLE ACCOMMODATION – IDEAL FOR HOME WORKING**
- **ENCLOSED SOUTH FACING REAR GARDEN**
- **PAVED DOUBLE WIDTH DRIVEWAY & SEMI-INTEGRAL GARAGE**
- **CONVENIENT FOR LANGSTONE HARBOUR FORESHORE**
- **EASY ACCESS TO HAVANT TOWN & RAIL LINKS TO LONDON**
- **IDEAL FAMILY HOME**

Freehold | EPC: D | Council Tax Band: E

Exterior wall light and UPVC double glazed door to –

Entrance Porch –

Coats hanging space. telephone point. Tiled flooring. Radiator. Door to Lounge and door to

Cloakroom –

Close coupled WC. Wash hand basin with cupboard below. Tiling to half height and floor tiling. 'Ladder style' towel radiator. Extractor fan.

Lounge –

Marble fireplace surround with matching backing and hearth, coal effect fire. Two wall light points. Radiator. Double glazed window to front aspect. TV aerial point. Staircase rising to first floor. Panel glazed door to

Dining Room –

High level obscure double glazed window to side elevation. Radiator. Space for table and chairs. service door into Garage. Door to Kitchen. Double opening panel glazed doors to

Family Room –

Engineered strip oak flooring. UPVC double glazed French doors to rear Garden. Radiator. Wall bracket for TV. TV aerial point.

Kitchen/Breakfast Room –

Extensive range of Maplewood effect wall and base cupboards and drawers fitted to two sides. Inset 1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface. integrated dishwasher and automatic washing machine. Glass fronted display cupboard. Tall integrated fridge/freezer. Space for table and chairs. Further work surface with inset 'Aeg' induction hob, built in oven below and overhead extractor hood. Tiled splash backs and under cupboard concealed lighting. Two radiators. Downlighting. Tiled flooring. Work surface forming divider to breakfast area with wine rack and cupboards below. Obscure double glazed door and window to side path. UPVC double glazed French doors to rear Garden.

Staircase to Landing –

Radiator. Access to loft space with light.

Bedroom 1 –

Range of 'Hammonds' floor to ceiling wardrobes fitted to one wall and matching double wardrobe. Twin double glazed windows to front aspect. Radiator.

Bedroom 2 –

Built in double wardrobe with hanging rails and shelving. Double glazed window to front elevation. Radiator.

Bedroom 3 –

Double glazed window to rear elevation. Radiator.

Bedroom 4 –

Built in airing cupboard housing 'Baxi' gas boiler and hot water tank, shelf and heating/hot water timer control switch. Double glazed window. Double radiator.

Family Bathroom –

Luxury white suite comprising bath with overhead wall shower and fitted screen. Close coupled WC and wash hand basin with mixer tap. Mirror fronted cabinet over with Led light and shaver point. Porcelain wall and floor tiling. 'Ladder style' towel radiator. Down lighting. Wall floating cabinet and obscure double glazed window to rear elevation.

Outside –

Double block paved driveway offering ample parking. Hedged boundaries and mainly laid to lawn. Paved seating area. External power points. Side gates to

South facing rear Garden –

Porcelain tile laid patio area and path to timber garden shed. Laid to lawn with fencing to side boundaries. Conifer screening to rear boundary. Outside water tap point. Wall lighting.

Semi integral Garage –

With up and over door, power, light, water tap point, gas and electric meters and Consumer unit.

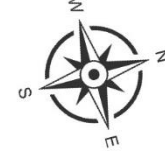


IMPORTANT INFORMATION

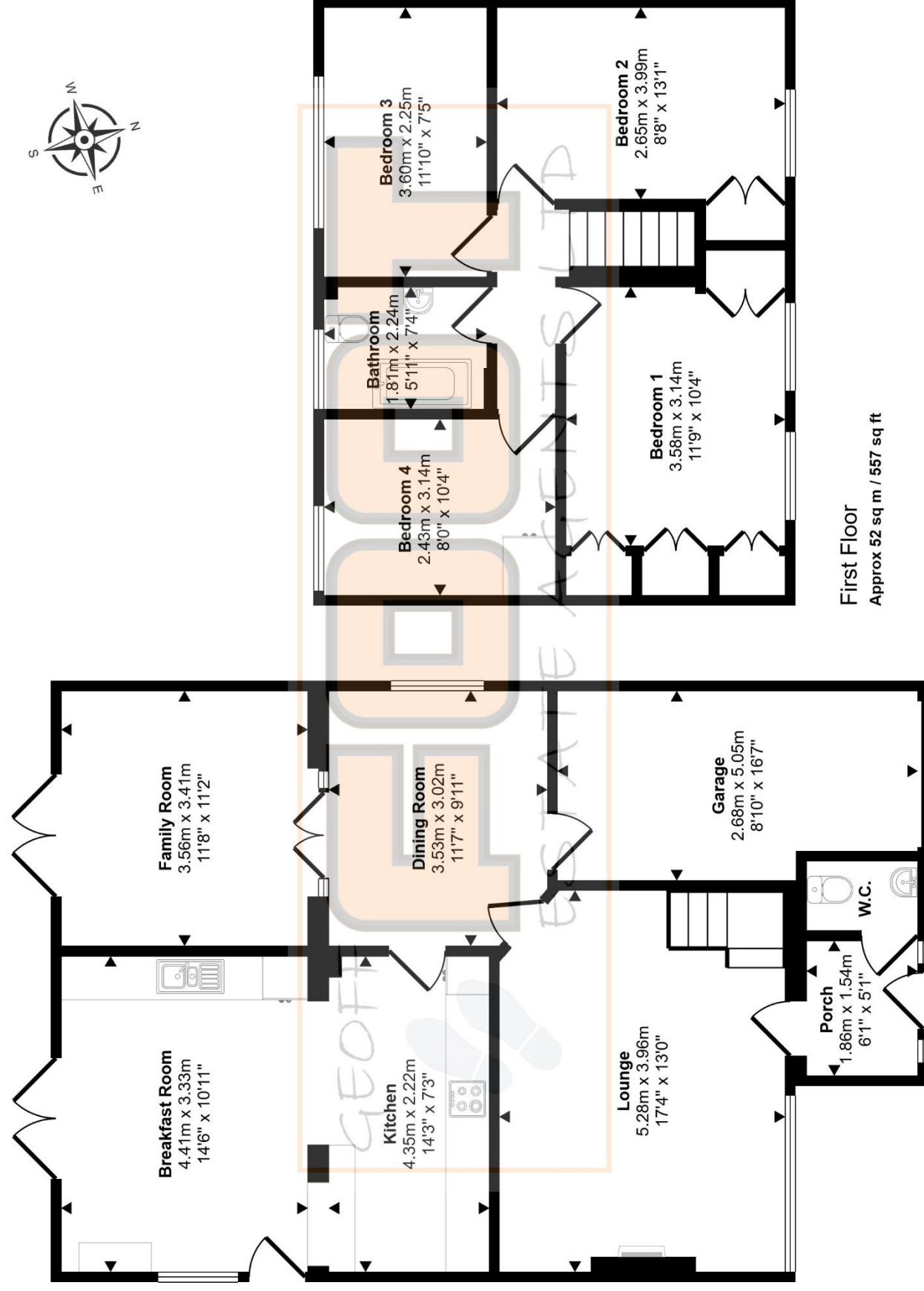
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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
144 sq m / 1545 sq ft



Ground Floor
Approx 92 sq m / 988 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 Snappy 360.