



54 Sea Front | PO11 9HL | £450,000

GEOFF **FOOT**
ESTATE AGENTS LTD

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Room Sizes –

Lounge/Diner: 21'6" (max) x 17'5" (max) (Separately - Lounge Area: 13'6" x 9'1" & Dining Area: 17'5" x 11'3")

Kitchen: 13' x 8'1"

Bedroom 1: 12' x 9'1"

Bedroom 2: 10' x 8'

Bedroom 3: 8'1" x 7'1"

Store Room: 9' x 5'7"

Sun Lounge: 10'3" ((max) x 9'6" (max) Irregular shape))

Freehold | EPC: B | Council Tax Band: D

➤ **THREE BEDROOM DETACHED COASTAL HOME**

➤ **MOMENTS FROM HAYLING SEAFRONT & EASTOKE CORNER**

➤ **BEAUTIFULLY PRESENTED THROUGHOUT**

➤ **SPACIOUS OPEN PLAN LOUNGE / DINING ROOM**

➤ **ADDITIONAL OFFICE / STORAGE SPACE**

➤ **MASTER BEDROOM WITH EN-SUITE**

➤ **SEA VIEWS ACROSS TO THE ISLE OF WIGHT**

➤ **LOW MAINTENANCE REAR GARDEN**

➤ **DRIVEWAY PARKING FOR SEVERAL VEHICLES**

➤ **IDEAL FOR MODERN COASTAL LIVING**

Situated in the highly sought-after Southeast Hayling area, just moments from Hayling Seafront, this beautifully presented three-bedroom detached home offers the perfect blend of modern coastal living and everyday convenience. Ideally positioned for those looking to fully embrace life by the sea, the property enjoys easy access to the beach, making it perfect for swimming, water sports, scenic coastal walks, or simply relaxing and taking in the picturesque views across to the Isle of Wight. The location is particularly appealing, with Eastoke Corner just a short stroll away. Here you will find a popular selection of local favourites including a café, coffee shop, ice cream parlour, and bistro — ideal spots to enjoy the relaxed seaside atmosphere throughout the year. Internally, the property is offered in a modern and tastefully presented condition throughout, creating a welcoming home ready to move straight into. The ground floor centres around a spacious open-plan lounge/dining room, providing a bright and sociable living space ideal for both everyday family life and entertaining. Adjoining this area is a useful additional storage room which could equally serve as a home office or hobby space depending on individual requirements. A fitted kitchen, cloakroom, and rear sun lounge complete the downstairs accommodation, with the sun lounge providing an attractive outlook over the rear garden. Upstairs, the property offers three bedrooms, including a master bedroom benefitting from an en-suite shower room. Both the master bedroom and bedroom three enjoy impressive sea views across to the Isle of Wight, adding to the home's coastal appeal. A separate family bathroom serves the remaining accommodation. Outside, the rear garden has been designed with ease of maintenance in mind, featuring artificial lawn, shingle areas, and attractive planted borders filled with shrubs and greenery, creating a pleasant and private outdoor space to enjoy. A timber garden shed provides additional storage, while to the front of the property a driveway offers valuable off-road parking for several vehicles. A wonderful opportunity for small families, professional couples, or anyone looking to enjoy modern coastal living with the seafront quite literally on the doorstep.



