



The Priory | 12 Alexandra Avenue | Hayling Island | Hampshire, PO11 9AL

 FINE & COUNTRY

£1,395,000 - Freehold



Features

- Beach at the end of the Road
- Hayling Island Lawn Tennis & Golf Clubs near-by
- Accessible to Marinas & Sailing Clubs
- Mainline Station at Havant 5 miles

A home like no other, The Priory offers its next resident family a lifestyle many yearn for. With the beach literally at the end of the road there is no need to wonder how to entertain the family during the holiday season.

Leisure activities for all are close to hand, regardless of age. Whether it be sailing, surfing, kayaking, playing tennis or golf or just taking a stroll along the water's edge, this is the place to be! With all this on your doorstep, is there really any need to go elsewhere? However, if you should want to go further afield, Chichester, Goodwood and The South Downs National Park are all a short drive away.

Built in 1905, originally as a private summer residence, the house later became part of The Priory School, a private boarding and day education facility.



There are a number of distinctive period features which contribute to the uniqueness and charm of this family home including a turret with domed roof, The imposing original Drawing Room has a certain grandeur about it, opening onto a charming veranda, where one can envisage the gentry of the day relaxing whilst enjoying the sun setting on the horizon far out to sea ahead of them.

With close to 4,000 sq. ft. of accommodation, this home has excellent space both internally and externally, being positioned within a generous plot. There is also the opportunity for an annex accommodation with a bedroom, small sitting room, bathroom and potential kitchen area all connecting on the ground floor.

For commuters, it's relatively easy. The mainline station at Havant, just over the bridge on the mainland, offers connections to London in about 1hr 15mins. Major road links north to London and along the south coast and Southampton International Airport and Ferry Terminals are all within easy reach.



Highlights

- Beach at the end of the road – that's the school holidays covered!
- Close to prestige golf, tennis and sailing clubs!
- Easy access to the mainline station - fantastic for commuters!
- Spacious accommodation – perfect for family living and entertaining!
- Annexe accommodation – further accommodation options if desired!

Step Inside

The reception rooms are generous in their proportions and offer flexibility of use.

The large drawing room and orangery sit adjacent to the modern and well fitted kitchen, ideal for both daily family life and entertaining: The orangery truly is a room for all seasons with its large roof lantern. It provides the opportunity to through open the doors into the garden in the warmer seasons, or to light the log-burner and cosy down indoors during the cooler ones. The drawing room lends itself to entertaining, as it opens onto the south-facing veranda and charming garden.

The kitchen has an excellent range of white streamlined units with Corian worktops, and a large central island with breakfast bar. There are quality built-in appliances; eye-level ovens, microwave and coffee machine, and a six-ring gas hob with extractor over. A large recess accommodates the full-height fridge/freezer and wine cooler.

At the far end of the kitchen there is a spacious and well-fitted utility/boot room with extensive storage, housing for appliances, a recently fitted economical gas-fired boiler and access to the rear garden.

The generous-sized dining room is ideally located near the kitchen and has access directly onto the veranda.

A lounge/family room, located at the front of the house, on the ground floor of the turret, offers a separate space for relaxing away from the bustle often associated with daily family life.

The reception rooms offer various options for a study/home office.

From upstairs, there are glimpses of the waters of the island's south beach.

Bedrooms One and Two both have ensuite facilities, whilst Bedroom Three has the benefit of a charming adjoining room within the turret. An ideal space for a teenager's den, younger kids' play area or even a grown-up's hideaway when a little quiet time is needed!

A fourth bedroom and a family bathroom complete the upstairs accommodation.

All bedrooms are doubles, four with fitted wardrobes.

Outside

The mature gardens at The Priory wrap around the house, providing choices of different settings for relaxation and entertaining. With two large lawns and a variety of flowering shrubbery, the keen gardener will surely enjoy their time here.

There is a large-gravelled frontage, providing parking for many vehicles, with a double garage for further parking. An ideal spot for storing a small boat, trailer or campervan is located at the side of the garage.

Directions:

From the A27, exit signposted to Havant and Hayling Island. Proceed on the A3023 crossing over Langstone Bridge onto the island. Stay on the A3023 (keep left at the Lidl roundabout) and follow the signs to the Sea Front. At the Sea Front, turn right and take the second turning on the right to Alexandra Avenue. The Prior will be found on the left just after Victoria Avenue.

Additional Information:

All mains services / Gas fired heating

Havant Borough Council: Tax Band G

EPC Rating: E

Tenure: Freehold

Flood Risk: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Broadband Check: ASDL/FTTC Fibre Checker (openreach.com)

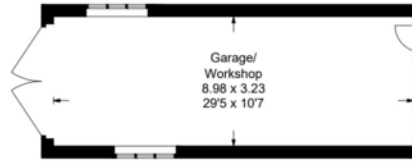
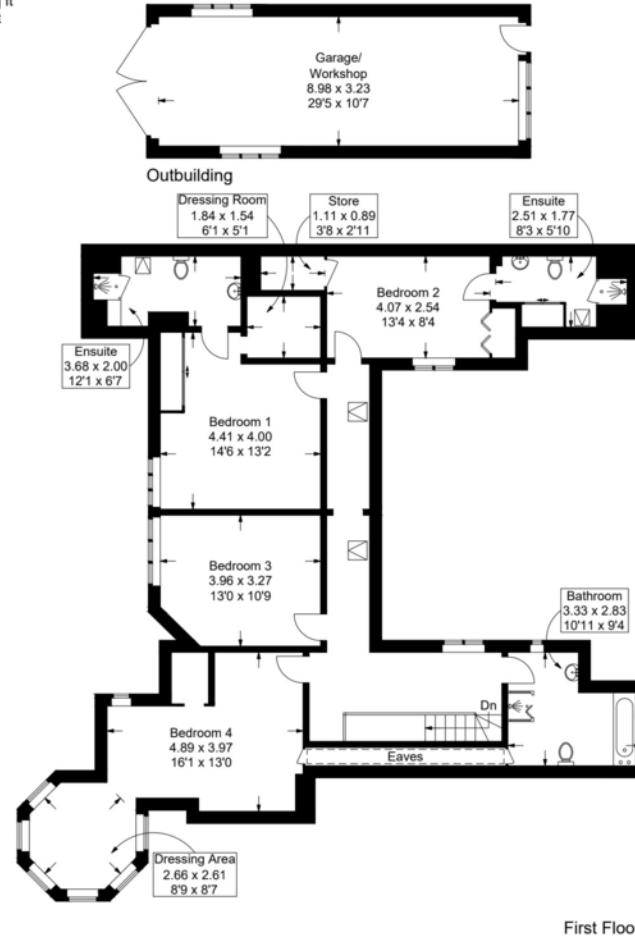
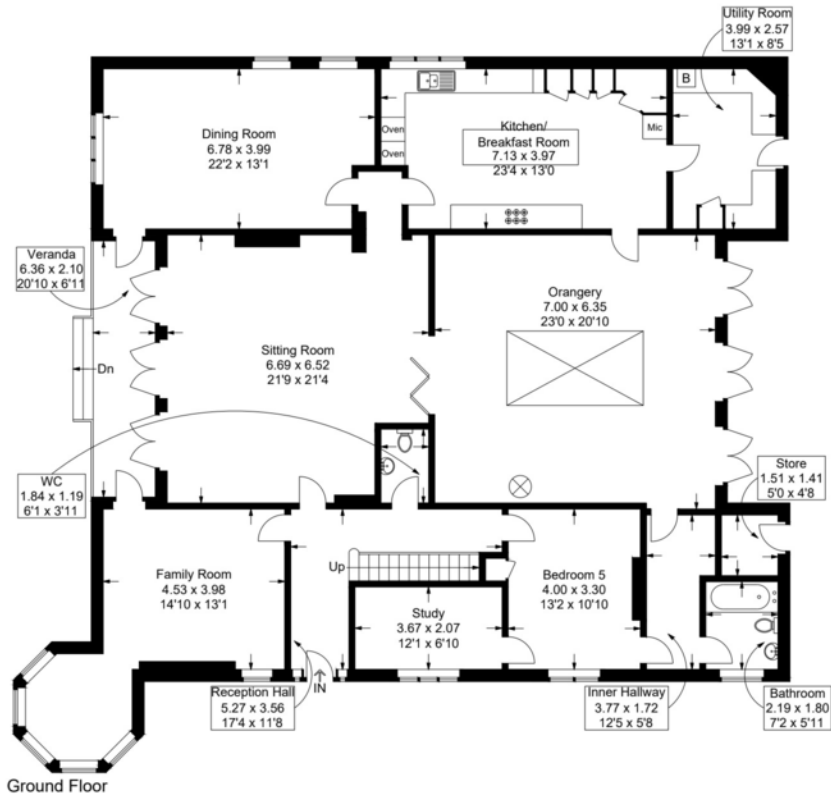






The Priory, 12 Alexandra Avenue, Hayling Island PO11 9AL

Approximate Gross Internal Area = 362.6 sq m / 3903 sq ft
 Outbuilding = 29.7 sq m / 320 sq ft
 Total = 392.3 sq m / 4223 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

WWW.EPC4U.COM

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Trafalgar House, 37 North Street, Emsworth, PO10 7DA

01243 487969 emsworth@fineandcountry.com

Fineandcountry.com