



WAINWRIGHT
ESTATES



TOTAL FLOOR AREA: 1072 sq ft (99.6 sq m), approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £375,000

DESCRIPTION

Offered with no forward chain, this beautifully presented three-bedroom semi-detached house is ideally located just a short stroll to the beach, making it perfect for families, professionals, or those seeking a coastal lifestyle. originally a two-bedroom property, the current owners have thoughtfully reconfigured the second bedroom into a single bedroom and a nursery/study. This versatile layout can easily be restored to create a spacious second double bedroom if desired. The ground floor features a stylish and contemporary lounge with attractive feature panelling and media wall, there's also a modern fitted kitchen/diner overlooking the rear garden, and a convenient ground floor WC. Upstairs bedroom 1 benefits from built in wardrobes plus there's a family bathroom. Outside, the low maintenance rear garden offers excellent flexibility, including a summerhouse that could be used as a home gym, hobby room, garden bar or relaxation space. The garage has been converted to provide a useful studio or home office, while still retaining a generous storage area. To the front, there's ample off road parking with space for multiple vehicles. Further benefits include double glazing and gas central heating. A superb move-in-ready home offering flexible living accommodation in a lovely coastal location. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE 14' 5" x 12' 5" (4.39m x 3.78m)

KITCHEN/DINER 3' 3" x 11' 1" (0.99m x 3.38m)

FIRST FLOOR

BEDROOM 1 12' 7" (to front of wardrobes) x 8' 9" (3.83m x 2.66m)



BEDROOM 2 7' 6" narrowing to 4'6" x 8' 4" Narrowing to 5'1"(2.28m x 2.54m)

BEDROOM 3/STUDY 7' 6" x 5' 4" (2.28m x 1.62m)

BATHROOM 6' 1" x 5' 2" (1.85m x 1.57m)

OUTSIDE

REAR GARDEN

SUMMERHOUSE 15' 0" x 11' 1" (4.57m x 3.38m)

STUDIO 9' 0" x 6' 9" (2.74m x 2.06m)

STORE ROOM 9' 0" x 8' 5" (2.74m x 2.56m)

DRIVEWAY

