



2 Myrtle Cottages, St Peters Road, Hayling Island,
Hampshire, PO11 0RT

 FINE & COUNTRY

£750,000 - Freehold



Features

- A Deceptively Spacious Semi-Detached Cottage
- Four Bedrooms, Two with En-Suites
- 34' Sitting/Dining Room, Kitchen Breakfast Room & Garden Room
- 2205 Sq Ft of Living Space

PROPERTY SUMMARY

This extended and deceptively spacious Victorian cottage is located in one of Hayling Islands most popular locations in the semi-rural village of Northney set on the north-eastern side of the Island. The accommodation provide 2205 sq ft of living space including outbuildings and garage comprising: 34' sitting/dining room, kitchen/breakfast room, study, occasional bedroom 4, shower room, bedroom 3 and garden

room on the ground floor with two double bedrooms both with en-suites on the first floor. To the front is ample off road parking and access to the garage, twin gates lead to a well-stocked and established easterly facing garden with mature shrubs, evergreens and bushes as well as al-fresco dining areas and a large summer house. Just over the Hayling bridge onto the mainland are fantastic road links to Petersfield, Chichester and Portsmouth with its highly regarded schools,

historical waterfront and Continental Ferry Port, Southampton with its International Airport is to the west along the M27; the nearest mainland railway station of Havant is moments away with regular services to London Waterloo and Victoria stations. Hayling Island boasts attractive beaches, bridal paths and walks, early viewing of this impressive cottage is strongly recommended in order to appreciate not only the accommodation but also the tranquil location on offer.



ENTRANCE

Brick retaining walls and brick pillared gateway leading to tarmac driveway and access to garage and bin storage, high retaining wall with double wooden gates leading to garden, directly to the front of the house is a crazy paved patio with shingled circular flowerbed, external meter cupboards, pedestrian gate, main front door leading to:

PORCH

Window to side, front door with leadlight stained glass panels leading to:

SITTING ROOM / DINING ROOM

34' 2" decreasing to 25' 5" x 15' 6" maximum decreasing to 8' 0" narrowest point (10.41m x 4.72m) High ceiling with double glazed tilt and turn window to front aspect with radiator under, wood laminate flooring, central chimney breast with electric remote controlled fire, matching window to side aspect with radiator under, ceiling coving, balustrade staircase rising to first floor with understairs cupboard. Dining area: Square opening leading to kitchen, radiator, borrowed light window overlooking kitchen.



KITCHEN / BREAKFAST ROOM

20' 8" x 12' 0" (6.3m x 3.66m) Skylight window, narrow built-in floor storage cupboards to one wall with work surface over, radiator, double glazed window to side aspect, textured ceiling and coving.

Kitchen: Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ sink unit with mixer tap, plumbing for dishwasher and washing machine, wall mounted boiler supplying domestic hot water and central heating (not tested), double glazed window to side aspect overlooking garden, inset five ring gas hob with cupboard under, extractor hood, fan and light over, space for fridge/freezer, tall larder style cupboards to one wall with eye-level oven, grill and microwave with cupboards over and under, ceiling spotlights, glazed panelled door leading to inner hallway, vinyl flooring, door to:

STUDY

8' 9" x 8' 7" (2.67m x 2.62m) Range of floor to ceiling cupboards to one wall with high level shelving, skylight window, radiator, vinyl flooring, work station with range of drawers under and cupboards over, ceiling spotlights, power points, door to:

OCCASIONAL BEDROOM 4

10' 0" x 5' 11" (3.05m x 1.8m) Double glazed sliding door leading to store.

STORE

6' 10" x 6' 9" (2.08m x 2.06m) Sliding double glazed door leading to garden, power points.

INNER HALLWAY

Double glazed door to garden, doors to primary rooms, built-in double doored cupboard with hanging rail and shelf.

SHOWER ROOM

Fully ceramic tiled shower cubicle with curved panelled doors, drench style hood and Jet Stream system, skylight window, wash hand basin with mixer tap and drawers under, close coupled w.c., mirror with automated lighting, radiator.

BEDROOM 3

13' 3" (14'11" max) x 9' 7" (11'6" max) (4.04m x 2.92m) Textured ceiling with coving, glazed panelled door leading to hallway, double glazed window to side aspect with radiator under, sliding double glazed door with window to one side leading to garden room.

GARDEN ROOM

12' 8" x 10' 4" (3.86m x 3.15m) Sliding double glazed door leading to bedroom, glazed roof, sliding door with panelling to either side with open panelling to rear aspect and garden, power points.

FIRST FLOOR

Landing with balustrade, access to loft space, doors to primary rooms.

BEDROOM 1

15' 9" maximum x 11' 0" (4.8m x 3.35m) Double glazed window to side aspect with radiator under, wood laminate flooring, range of tall built-in wardrobes to one wall with central shelf, storage shelving to one side of wardrobes, textured ceiling with coving, wood laminate flooring, door to:

EN-SUITE BATHROOM

8' 3" x 8' 3" (2.51m x 2.51m) White suite comprising: P shaped panelled bath shower over with curved screen, double glazed window to rear aspect with blind, concealed cistern w.c., built-in double doored cupboard with range of shelving, contemporary style wash hand basin with mixer tap and cupboards under, automated light and shelving over, radiator with central mirror.

BEDROOM 2

14' 0" x 9' 6" (4.27m x 2.9m) Double glazed tilt and turn window to front aspect with radiator under, vinyl flooring, range of built-in wardrobes to one wall with hanging space and shelving, textured ceiling and coving, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with wall mounted controls, wash hand basin with mixer tap, mirror with pelmet lighting over, ceiling spotlights, concealed cistern w.c., double glazed window to front aspect with blind, vinyl flooring.

OUTSIDE

Twin arched topped gates leading to primary garden with range of 'al-fresco' dining areas, side pedestrian door to garage, wooden built shed, lawn with stepping stone pathway, the garden is mainly laid to lawn with mature shrubs, evergreens and hedges, feature pergola and 'al-fresco' dining area to one end, 9' x 5' fish pond, manicured hedges, water feature, water butts, two outside power points, 15' x 8' brick built workshop with power points.

DETACHED SUMMER HOUSE / ENTERTAINMENT ROOM

13' 9" x 10' 6" (4.19m x 3.2m) Vinyl flooring, work surface with units under, inset sink unit with mixer tap, bar peninsular style divide, power points, double glazed windows with twin doors leading to garden, panel heating.

GARAGE

18' 5" x 15' 3" (5.61m x 4.65m) Remote control shutter door to front, side pedestrian door, windows to front, power points.

AGENTS NOTES

Council Tax Band E - Havant Borough Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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Approximate Gross Internal Area = 191.3 sq m / 2059 sq ft
 Outbuilding = 13.6 sq m / 146 sq ft
 Total = 204.9 sq m / 2205 sq ft



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

fineandcountry.com

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