



5 Culver Drive

Hayling Island, PO11 9LX

Offers in excess of £525,000



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Situated within a highly sought-after private road on Hayling Island, this beautifully presented detached home offers an impressive combination of versatile family accommodation, contemporary living space and a fantastic coastal lifestyle. Having been extensively modernised by the current owners, the property is finished to a high standard throughout and has recently been selected to feature on the BBC's *Escape to the Country*.

From the moment you arrive, the property makes an excellent impression, with a substantial landscaped front garden providing an attractive approach, alongside a large driveway and garage offering plenty of off-road parking.

Internally, the accommodation is both spacious and flexible. To the front of the ground floor is a large reception room, currently used as a playroom, but equally suited to a cosy lounge, snug, home office or potentially a fourth bedroom depending on the needs of the new owner.

The real heart of the home can be found to the rear, where a generous open-plan lounge, kitchen and dining area creates a superb space for both everyday family life and entertaining. The lounge benefits from a log burner, creating a warm and inviting focal point, whilst recently installed large two-panel opening window and bifolding doors allow plenty of natural light into the room and provide a seamless connection with the garden.

The kitchen has been completely modernised and includes a range of contemporary units, ample storage, an integrated fridge and dishwasher, together with a

gas range cooker, all of which will remain at the property. The open-plan arrangement makes this a particularly sociable part of the home, with the kitchen positioned perfectly for keeping the conversation flowing while cooking and entertaining.

Much of the property's modernisation was undertaken approximately three years ago, including the kitchen, family bathroom, external rendering and a large number of the windows, providing the new owners with a home where much of the major work has already been completed.

Further practical features on the ground floor include useful understairs larder-style storage, a downstairs WC and a separate utility room with direct access to the side of the property and rear garden. The utility room also provides space for both a washing machine and tumble dryer.

Upstairs are three generously proportioned double bedrooms, providing comfortable accommodation for a family. The principal and second bedrooms benefit from built-in wardrobe space, while the third bedroom offers additional useful storage.

Completing the first floor is a spacious four-piece family bathroom, also modernised approximately three years ago and designed with a luxurious feel. The suite provides both a bath and separate shower, alongside a wash hand basin and WC.

Outside, the rear garden has been landscaped to provide a wonderful private space for relaxing and entertaining, with established planting and areas suitable for outdoor dining and seating. The generous

plot continues to the front, where the landscaped garden, driveway and garage provide excellent kerb appeal and practicality.

The location is a major attraction and, for the current owners, one of the things they have loved most about living here is the incredible convenience of the position. The beach is within easy walking distance, as are local shops, cafés and bus stops, making it easy to enjoy everything the area has to offer without having to rely on the car. The popular Hayling Island Sailing Club and marina are also nearby, making this an especially appealing position for sailing enthusiasts and anyone who enjoys being close to the water.

With its peaceful private-road setting, flexible accommodation, impressive open-plan living space, extensive modernisation and proximity to the beach and local amenities, this is a home that offers far more than simply somewhere to live. Immaculately presented and ready to enjoy, an early viewing is highly recommended.



Road Map



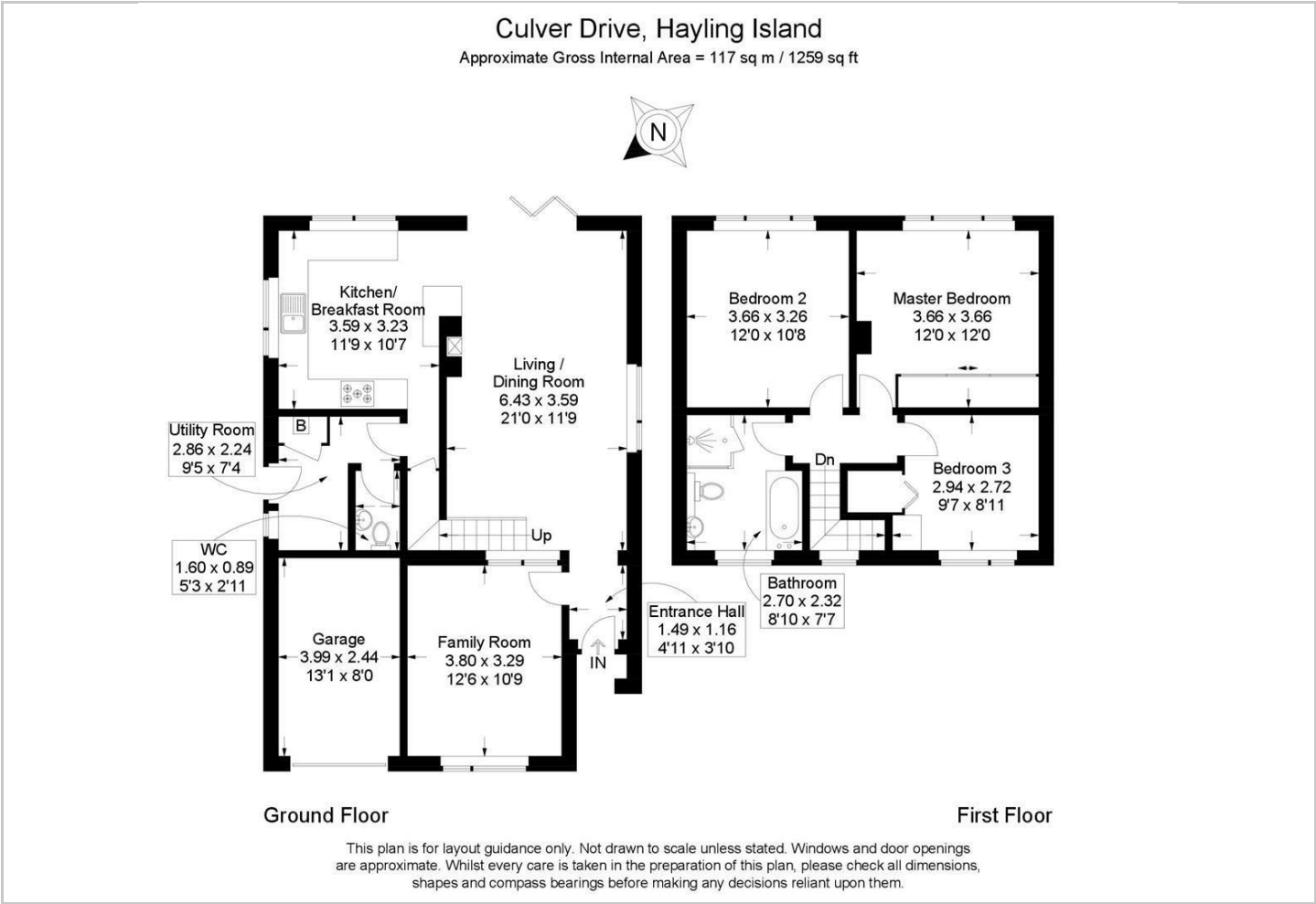
Hybrid Map



Terrain Map



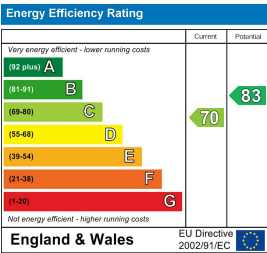
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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