



GROUND FLOOR
1715 sq ft (157.3 sq m) approx.



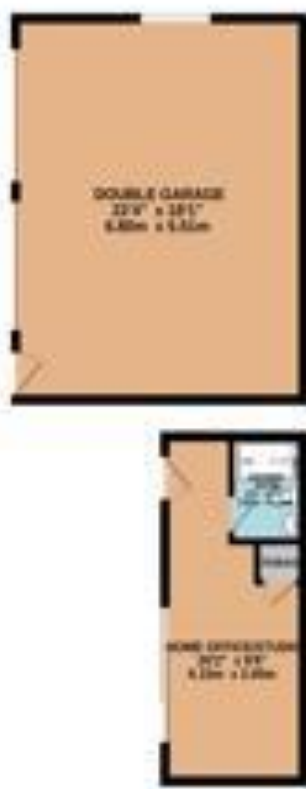
1ST FLOOR
1715 sq ft (157.3 sq m) approx.



2ND FLOOR
675 sq ft (62.5 sq m) approx.



3RD FLOOR
675 sq ft (62.5 sq m) approx.



TOTAL FLOOR AREA: 2653 sq ft (246.5 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 by 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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Larkrise, 93 Sea Front

Hayling Island PO11 0AW

Price: £1,450,000

DESCRIPTION

Occupying an enviable, stunning seafront location on Hayling Island this impressive FIVE bedroom DETACHED residence offers luxurious contemporary living arranged over three floors with exceptional views across the Solent towards the Isle of Wight. The heart of the home is the modern open-plan first floor living space, designed to maximise natural light and take full advantage of the spectacular coastal outlook. A stylish fitted kitchen with integrated appliances flows seamlessly into the generous living and dining areas, creating an impressive space for both entertaining and everyday family life. From here, doors open onto a private first floor balcony, providing uninterrupted panoramic views of the coastline. There's also a separate snug offering a versatile additional reception space, ideal as a cosy family room, reading area or informal lounge and a handy first floor WC. The top floor is dedicated to an impressive master suite, complete with a grand bedroom with air-con, a balcony, dressing room and luxurious four piece bathroom featuring a beautiful free standing bath, creating a private and relaxing retreat. The ground floor is accessed via a grand, light filled entrance hall, featuring an impressive vaulted ceiling, sweeping staircase and underfloor heating. There's also four well proportioned bedrooms, three with fitted wardrobes and one benefiting from its own en-suite shower room, an additional four piece family bathroom and separate utility room complete the ground floor. Externally the property continues to impress. A gated driveway provides ample off road parking, leading to a substantial double garage. There is also a self contained studio/home office, with air-con and a shower room, offering excellent flexibility for working from home or hobbies. The south facing rear garden provides a wonderful private outdoor space, while the generous sized front garden includes a useful vegetable patch. Combined with its exceptional seafront setting and panoramic views, the property offers a rare opportunity to enjoy contemporary luxury living in an outstanding coastal location.

ACCOMMODATION

- ENTRANCE HALL 8' 6" x 8' 5" (2.59m x 2.56m)
- UTILITY ROOM 8' 0" x 5' 5" (2.44m x 1.65m)
- BEDROOM 2 19' 0" x 11' 4" (5.79m x 3.45m)
- EN-SUITE SHOWER ROOM 6' 5" x 5' 7" (1.95m x 1.70m)
- BEDROOM 3 11' 5" x 11' 3" (3.48m x 3.43m)
- BEDROOM 4 11' 5" x 10' 5" (3.48m x 3.17m)
- BEDROOM 5 8' 0" x 5' 5" (2.44m x 1.65m)
- FAMILY BATHROOM 8' 0" x 5' 9" (2.44m x 1.75m)



FIRST FLOOR WITH WC

- OPEN PLAN KITCHEN/DINER/FAMILY ROOM 25' 3" Narrowing to 19'4" x 23' 6" (7.69m x 7.16m)
- BALCONY
- LOUNGE/SNUG 11' 3" x 10' 5" (3.43m x 3.17m)

SECOND FLOOR SUITE

- BEDROOM 1 18' 3" x 11' 3" (5.56m x 3.43m)
- BALCONY
- DRESSING ROOM: 13' 6" x 5' 3" (4.11m x 1.60m)
- BATHROOM: 10' 7" x 8' 8" (3.22m x 2.64m)

OUTSIDE

- FRONT & REAR GARDENS. GATED DRIVEWAY
- DOUBLE GARAGE 22' 3" x 18' 1" (6.78m x 5.51m)
- STUDIO/HOME OFFICE: 13' 3" x 8' 9" (4.04m x 2.66m)
- SHOWER ROOM: 6' 1" x 4' 5" (1.85m x 1.35m)
- VEGETABLE PLOT

