



6 North Shore Road | PO11 0HL | £775,000

GEOFF **FOOT**
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Situated in the highly sought-after West Hayling location of North Shore Road, this impressive extended detached home offers over 2,220 sq ft (approx.) of beautifully presented and highly adaptable accommodation. Finished to a high standard throughout, the property combines generous proportions with contemporary open-plan living, creating an exceptional home for modern family life. A substantial recent extension has transformed the property, creating an impressive open-plan kitchen, dining and family space extending over 9 metres in width and forming the focal point of the home. A separate lounge offers a more relaxed reception space, while an additional versatile room can serve as a fifth bedroom or further reception room. A utility room, cloakroom and internal access to the twin garage complete the ground floor. Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a modern family bathroom. The property occupies an attractive and well-sized plot, with a lawned front garden featuring established trees and shrubs and a generous driveway providing parking for several vehicles and access to the twin garage. To the rear, the spacious garden measuring approx. 95ft, is predominantly laid to lawn with mature, planted borders and established apple, pear and plum trees. A stylish porcelain patio provides an excellent setting for outdoor dining and entertaining. Moments from Hayling Billy Trail, nature reserve walks and Hayling Golf Club, the property enjoys one of West Hayling's most desirable locations, combining a quiet residential setting with easy access to the seafront, water sports and coastal walks. Combining an enviable West Hayling location with substantial accommodation, high-quality presentation and exceptional versatility, this is a superb family home offering space to grow, entertain and enjoy both indoor and outdoor living.

- **IMPRESSIVE EXTENDED AND MODERNISED FOUR/FIVE BEDROOM DETACHED HOME**
- **OVER 2200 SQ FT OF HIGHLY ADAPTABLE ACCOMMODATION**
- **HIGH-QUALITY MODERN INTERIOR THROUGHOUT**
- **SUPERB OPEN-PLAN KITCHEN, DINING & FAMILY SPACE**
- **THREE / FOUR RECEPTION AREAS WITH FLEXIBLE FIFTH BEDROOM**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **TWIN GARAGE & DRIVEWAY PARKING FOR SEVERAL VEHICLES**
- **GENEROUS GARDENS WITH PORCELAIN ENTERTAINING PATIO**
- **HIGHLY SOUGHT-AFTER NORTH SHORE ROAD, WEST HAYLING**
- **CLOSE TO HAYLING GOLF CLUB, NATURE TRAIL & SEAFRONT**

Freehold | EPC: C | Council Tax Band: F

The accommodation comprises:

Newly fitted double glazed composite door to –

Entrance Porch –

Double glazed window to front. Light. Coats hanging space and shelving unit. Service door to Garage. Double glazed door and side light to

Entrance Hallway –

Radiator. Staircase rising to first floor with understairs storage cupboard.

Cloakroom –

Close coupled Wc with concealed cistern, wash hand basin and wall mirror.

Utility room –

Wood effect work surface with inset sink unit and mixer tap, cupboards below. Space and plumbing for automatic washing machine and tumble drier. Wall cupboard housing newly fitted 'Baxi' gas boiler. Double glazed window to side aspect. Down lights.

Study/Bedroom 5 –

Currently used as office. Double glazed window to front aspect. Radiator.

Newly fitted modern open plan Kitchen –

Earth stone work surface with inset sink and mixer tap. Integrated dish washer. Double glazed window to side with solid oak window sill. Integrated tall fridge/freezer. Eye level Bosch oven and oven/microwave with warming drawer. Comprehensive matching range of white gloss fronted wall and base cupboards and drawers. Attractive splash backs. Return work surface with inset 4-ring induction hob with integrated extractor fan to exterior. Concealed connecting door through to Utility. Work surface forming breakfast bar. Down lighting. Plinth heater. Solid oak shelf to one wall with cupboards below and wine cooler. Open plan to

Family Room –

Space for large table and chairs. Double glazed french doors to side path. Wide triple double glazed sliding doors (6m) opening out onto rear Garden. Triple glazed roof Lantern with perimeter display strip light. Down lighting. Seating area with acoustic panel to one wall. Pellet stove for heating. Double glazed window to rear garden. Open access to

Lounge –

Newly fitted electric log effect wall fire. TV wall bracket. Vertical radiator.

Stairs to Landing –

Wide double glazed window to front elevation. Access to loft space.

Bedroom 1 –

Double glazed window to rear elevation. Hardwood flooring. TV aerial point. Radiator. Door to En-Suite: Half inset wash hand basin with mixer tap, cupboard below. Close coupled WC with concealed cistern. Ladder style towel radiator. Shower enclosure with mixer shower, extractor/light over. Attractive tiled splash backs.

Bedroom 2 –

Double glazed window to rear elevation. Solid oak work top. Radiator. TV aerial point. Hardwood flooring. Sliding door fronted wardrobe. Bedside unit with sockets, USB points and reading lights.

Bedroom 3 –

Double glazed window to front elevation. Radiator.

Bedroom 4 –

Radiator. Double glazed window over looking rear Garden.

Family Bath/Shower Room –

Whire suite comprising panelled Bath with mixer tap/hand held shower. Wide wash hand basin with cupboard below. Close coupled WC with concealed cistern. Laminate tiled effect flooring. Attractive wall tiles. Double glazed window to side elevation. Ladder style towel radiator. Tiled shower enclosure with mixer shower.

Outside –

Front: Double width driveway with parking for several cars. Mainly laid to lawn with shrubs to borders. Flower bed beneath window.

Attached twin Garages –

Two up and over doors, power, lights and work benches. Storgae to rafters. Access to rear Garden.

Rear Garden –

In excess 95' (approx). Grey porcelain laid patio. Mainly laid to lawn with Apple, Pear and two plum trees. Greenhouse and Rose bed. mature established shrubs to borders. Two return paths and gates to front.

[To view the virtual tour for this property please scan the QR Code >>](#)



IMPORTANT INFORMATION

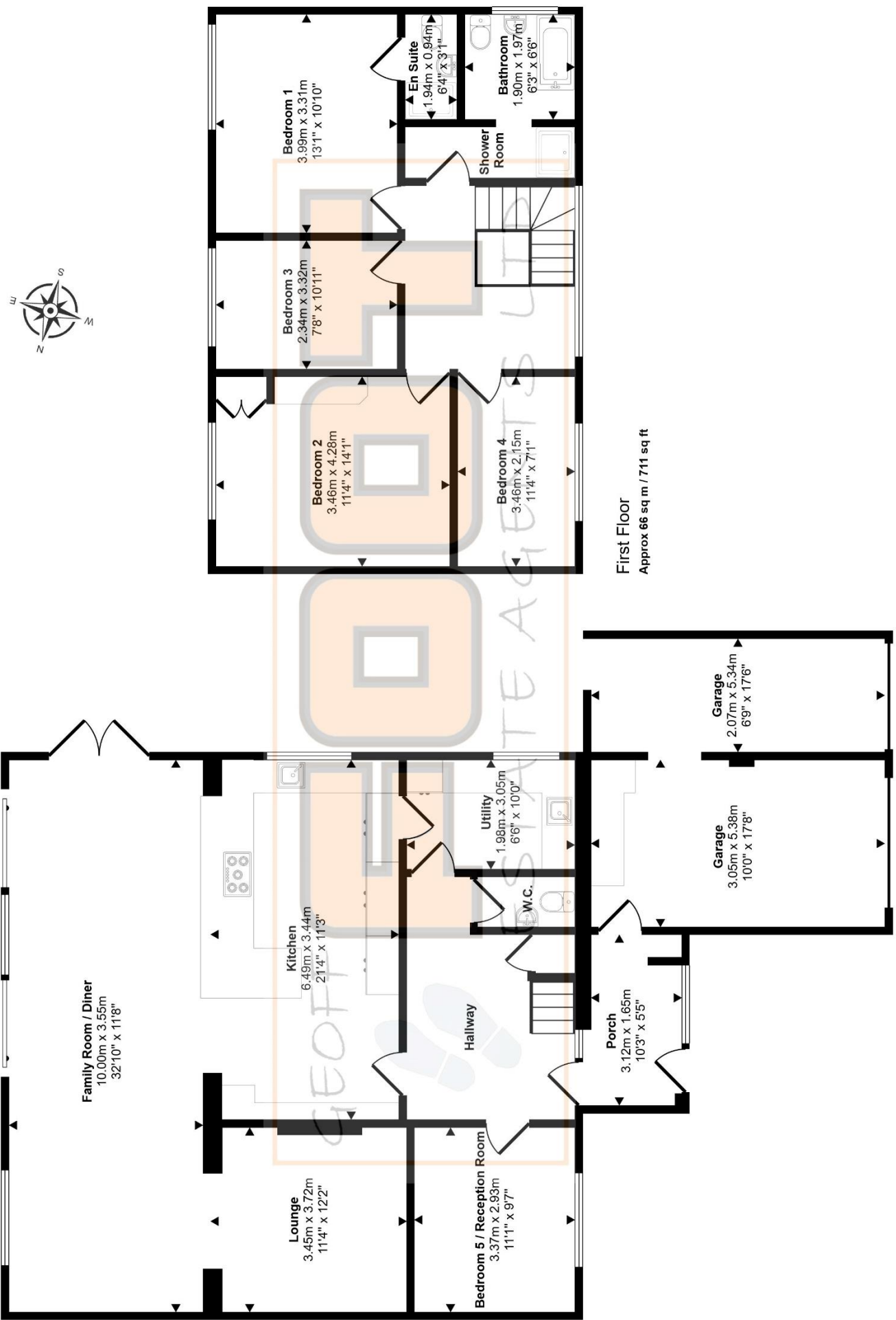
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approx Gross Internal Area
206 sq m / 2220 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.