



9 Bound Lane | PO11 9HU | £875,000

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Situated on a highly desirable road in the heart of Hayling Island, this exceptional six-bedroom detached home offers over 2,900 sq ft of beautifully presented accommodation arranged across three floors. Finished to an impressive standard throughout, the property combines substantial proportions with a stylish modern interior, creating a superb home for contemporary family living. The generous ground floor features a spacious kitchen/diner with separate utility room, a formal dining room and an impressive lounge, complemented by a feature sun lounge overlooking and providing direct access onto the rear garden. A downstairs cloakroom completes this floor. Across the first floor are four well-proportioned double bedrooms, including a generous principal bedroom with built-in wardrobes and en-suite, together with a family shower room. The second floor provides two further double bedrooms served by a Jack and Jill bathroom, offering excellent flexibility for larger families, older children, guests or those requiring dedicated work-from-home space. Outside, the wall-enclosed rear garden provides an attractive combination of lawn and patio, creating an excellent setting for outdoor dining and entertaining. A particular highlight is the substantial entertainment studio, featuring a dedicated hot tub area separated from the bar by sliding double glazed doors, together with additional storage – an impressive year-round space for relaxing and socialising. To the front, a large gated brick-paved driveway provides extensive off-road parking for several vehicles, with ample space for a boat or motorhome, alongside a small lawned garden. Mengham's shops and amenities are virtually on the doorstep, while local schools, bus routes and the doctors' surgery are all conveniently situated nearby. Hayling Seafront is also within easy reach, providing picturesque coastal walks, excellent opportunities for water sports and attractive views across the Solent towards the Isle of Wight. Combining exceptional space, a high-quality finish and an enviable central location, this impressive home offers a rare opportunity for families seeking substantial and versatile accommodation without compromising on style or lifestyle.

- **SUBSTANTIAL SIX DOUBLE BEDROOM DETACHED HOME**
- **OVER 2,900 SQ FT ARRANGED ACROSS THREE FLOORS**
- **THREE RECEPTION ROOMS & SPACIOUS KITCHEN / DINER**
- **THREE BATH / SHOWER ROOMS PLUS GROUND FLOOR CLOAKROOM**
- **EXCELLENT CONDITION WITH HIGH-QUALITY MODERN FINISH**

- **IMPRESSIVE ENTERTAINMENT STUDIO WITH BAR & HOT TUB AREA**
- **WALL-ENCLOSED REAR GARDEN WITH LAWN & ENTERTAINING PATIO**
- **LARGE GATED DRIVEWAY WITH EXTENSIVE OFF-ROAD PARKING**
- **HIGHLY DESIRABLE CENTRAL HAYLING LOCATION**
- **MENGHAM AMENITIES ON THE DOORSTEP & SEAFRONT NEARBY**

Freehold | EPC: B | Council Tax Band: F

Recessed entrance beneath and pitched tiled roof with light and double glazed composite door to –

Entrance Hallway –

Radiator. Solid oak return staircase rising to first floor. Wall thermostat. Downlighting. Deep built in cupboard with coats hanging space and storage.

Cloakroom –

Close coupled WC and half inset wash hand basin with cupboards below. Obscure double glazed window to front. Ceramic wall tiling. Radiator. Wall mirror with display light. Extractor fan.

Kitchen/Breakfast Room –

Ceramic 1.5 bowl single drainer sink unit and mixer tap set in Granite work surface, cupboards and drawers below. Integrated dishwasher and tall fridge/freezer. Inset AEG 5-ring gas hob, two ovens below and overhead extractor hood. Down lights. Telephone point. Breakfast bar with cupboard and drawer below. Space for stools. Wine cooler. TV/DVD player. Ceiling speakers. Base board LED lighting. Two radiators. Space for table and chairs. Down lighting. Door to:

Utility room –

Granite work surface with inset sink and mixer tap, cupboard below. Space and plumbing for automatic washing machine. Double wall cupboard. High level cupboard housing Consumer unit. Extractor fan. Tall cupboard housing Vaillant Eco Tec gas boiler (fitted 2023). Further work surface with space below for white goods. Double glazed door to side. telephone point.

Dining Room –

Space for large table and chairs. TV and telephone points. Down lights. Radiator. Ceiling Speakers. Double glazed French doors to Garden Room.

Lounge –

Two radiators. Recessed, remote controlled, wall log effect gas fire. Down lights. Ceiling speakers. Three wall light points. Double glazed French doors to

Garden Room –

Double glazed window units to three sides with solid roof. Two Velux roof windows. Two radiators and three wall light points. Ceiling Speakers. Double glazed French doors to rear Garden.

Return staircase with double glazed window to side, to Landing –

Radiator. Down lights. Built in airing cupboard.

Bedroom 1 –

Double glazed window to rear elevation with daylight blinds. Radiator. Down lights. Double built in wardrobe. Door to En-suite: Tiled shower enclosure with Mira mixer shower. Close couple WC and half inset wash hand basin with cupboards below, Obscure double glazed window to side. Extractor fan. Ladder style towel radiator. Ceramic wall tiling. Wide mirror fronted cabinet.

Bedroom 2 –

Double glazed window to rear elevation with daylight blinds. Radiator. Down lights. TV aerial point.

Bedroom 3 –

Double glazed window to front elevation with day light blinds. Down lights. Radiator. TV and telephone points.

Bedroom 4 –

Twin double glazed windows to front elevation with daylight blinds. Radiator. Down lights. TV and telephone points.

Solid Oak return staircase with wall thermostat to Landing –

Velux roof window. Radiator. Built in storage cupboard.

Bedroom 5 –

Velux roof window with blind. Down lighting. Radiator. Telephone point. Door to 'Jack n Jill' Bathroom.

Bedroom 6 –

Velux roof window with blind. Radiator. TV and telephone points. Down lighting. Door to

'Jack n Jill' Bathroom –

White suite comprising P-Shaped Bath with mixer tap and shower over. Half inset wash hand basin with cupboards below. Close coupled WC. Ceramic wall tiling. Down lights. Ladder style towel radiator. Radiator. Mirror fronted cabinet.

Outside –

Double opening gates onto an extensive paved driveway, with display lights, offering ample parking for several cars, campervan etc. Lawned area with ornamental tree and small shrub border. Pedestrian gate to rear Garden. Outside water tap point. Security cameras. Side path with external meters boxes and wall light.

Wall Enclosed Rear Garden –

Paved patio. Laid to lawn with circular feature paved seating area. Wall lights. Metal storage container for mower etc. Entertaining Studio: Hot Tub (included) area with ceiling speakers, decked flooring and external power point. Down lights and rear access door. Sliding patio doors to Bar area for seating with ceiling speakers and laminate effect vinyl flooring. Down lighting and space for bar. Double glazed triple Bi Folds out to garden and double-glazed window. Adjoining Garden store with French doors and Consumer unit. Security cameras.

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

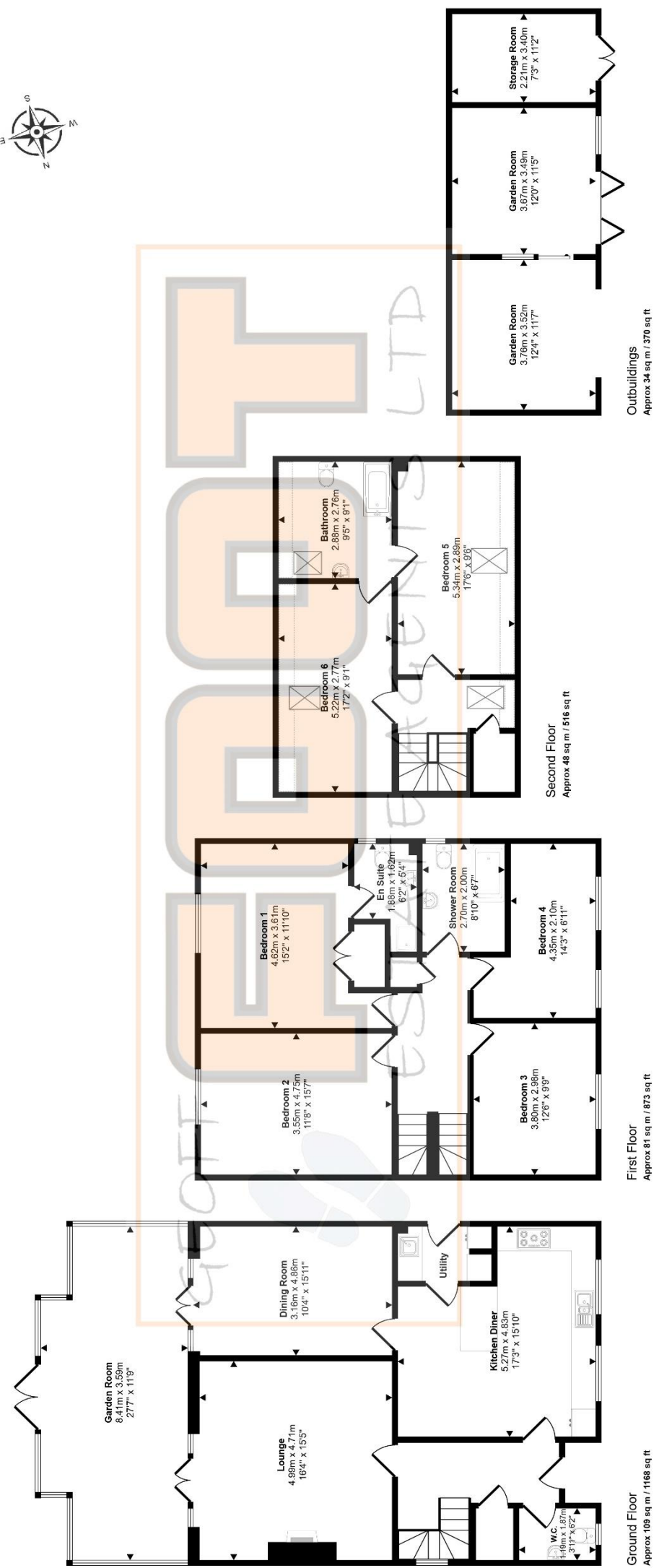


IMPORTANT INFORMATION
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property 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		91
(81-91) B		
(69-80) C	69	
(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

Approx Gross Internal Area
272 sq m / 2923 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 Magic Shapify 500.