



35 St Andrews Road

Hayling Island | Hampshire | PO11 9JN

FINE & COUNTRY

STEP INSIDE

35 St Andrews Road

A large entrance porch leads through the front door into a spacious central hallway with a unique spiral staircase rising to the upper floor. The 23' sitting room has a central wooden fireplace with a gas coal effect fire set within a marble hearth and inlay, double glass doors opening into the front courtyard to one end and matching doors opening into the dining room at the other. Having a combined length of over 38' this is an excellent space for accommodating family gatherings. The kitchen is adjacent, and is well-equipped with a range of quality fitted appliances including a large Rangemaster gas cooker with extractor hood over, a ceramic sink unit set within cream-coloured units with breakfast bar and black marble-effect worktop, and terracotta tiled flooring. Beyond the kitchen sits the roomy study which could also be used as a family room. Sliding glass doors lead through to the conservatory, and a door opposite opens into the utility room with a good range of fitted units, space and plumbing for laundry machines and ample further space for additional fridge and freezer if desired. On the first floor, the main bedroom has both north and south-facing windows in addition to east-facing double glass doors onto the enclosed

balcony providing pleasant views over the parkland opposite. The ensuite shower room is L-shaped with a high-level internal window over the hallway, a corner semi-circular shower cubicle, matching vanity and wall units, tiled flooring and a useful built-in storage cupboard. The second bedroom has both a front and rear aspect with a good range of eaves storage. Bedrooms three and four are to the rear of the house with good views over the garden. The family bathroom is an excellent size with part-tiled walls and ceramic tiled flooring, a bath to one end and a semi-circular corner shower cubicle to the other.

STEP OUTSIDE Differing from the typical style of front garden this unique home has a pretty walled brick-paved courtyard with white-washed walls capped with sloping tiling, being very in-keeping with the house style. It is an ideal spot to enjoy the outdoors whether chasing the sun or searching for some shade. With double wrought-iron side gates, it can also be used to park a vehicle or trailer if required. The garage has an electric roll-up door, windows to both sides, a pedestrian doorway from/to the front courtyard, and the driveway provides further parking.







The gardens to the rear are delightful. Designed and nurtured to full maturity over the years, there is much for the keen gardener to enjoy here. A vast array of seasonal plants and shrubs provide an abundance of colour set around some mature trees. Sun dial styled stepping stones lead from the patio across the lawn to 'Sundowner Lodge'. An enchanting timber-built barbeque hut with central barbeque and chimney, which is enjoyed all year round. In summertime, it makes entertaining in the garden is easy, whilst in winter it offers a warmth cosiness. It even has sleeping bunks for those who just don't want to leave! At the bottom of the garden, beyond a trellised archway, there are three apple trees, a fig tree, a greenhouse and garden shed.

LOCATION: Hayling Island, offers a good choice of everyday living requirements in addition to junior and senior education facilities. An abundance of seaside activities for families are available on the 'Blue Flag' beaches and the Billy Trail provides a cycle and walk way around the island.

Havant, (c. 6 mls) has a larger offering of retail and recreational facilities, in addition to a mainline railway station connecting with London Waterloo in just over one hour.

Emsworth, (c. 7.5 mls) a pretty harbour village, historically renowned for its Oyster fisheries, has a variety of cafes and restaurants and boutique shops. There are footpaths providing lovely walks along the waterside.





Portsmouth, (c. 10 mls) renowned for its maritime history and Gunwharf Quays Shopping Centre, the Spinnaker Tower and Portsmouth High and Grammar Schools are accessed a few miles westward along the A27.

Chichester, (c. 15 mls) with its magnificent Cathedral and Festival Theatre (one of the UK's flagship theatres) can be reached along the A27. The renowned annual events at the Goodwood Estate, covering horseracing, motor sports and flying have grown to have a global following.

The South Downs, are within a short drive and offer vast open spaces of rolling countryside for walking, cycling and family picnics.



DIRECTIONS

From A27 exit for Havant & Hayling Island. Follow the signs to Hayling Island and proceed over the Langstone Bridge. Continue on the A3023 towards the south of the island, bearing left at the mini roundabout onto Church Road. After passing the shops at Mengham, continue to the sea front and take the left turning at the T-junction. St Andrews Road will be seen further along on the left.

Additional Information

Tenure: Freehold

All mains services

Gas fired heating

EPC: Rating 'D'

Havant Borough Council: Tax Band 'E'

St Andrews Road

Approximate Gross Internal Area

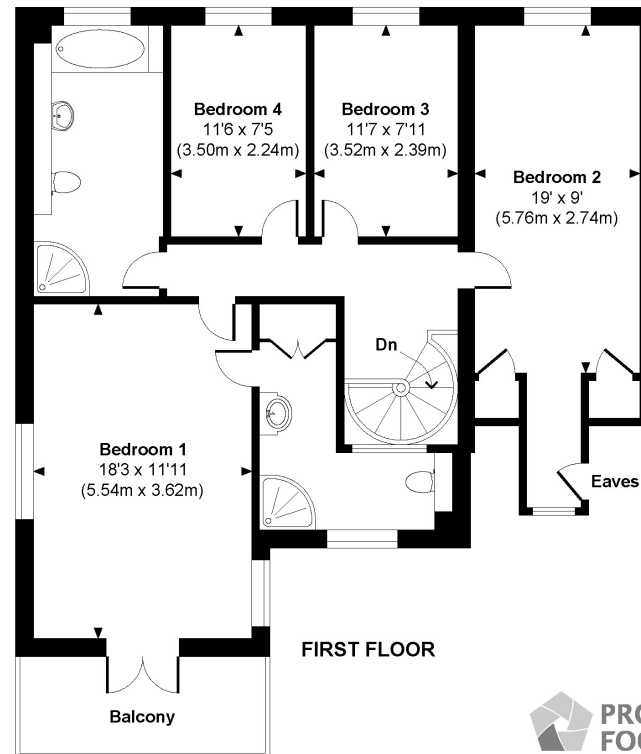
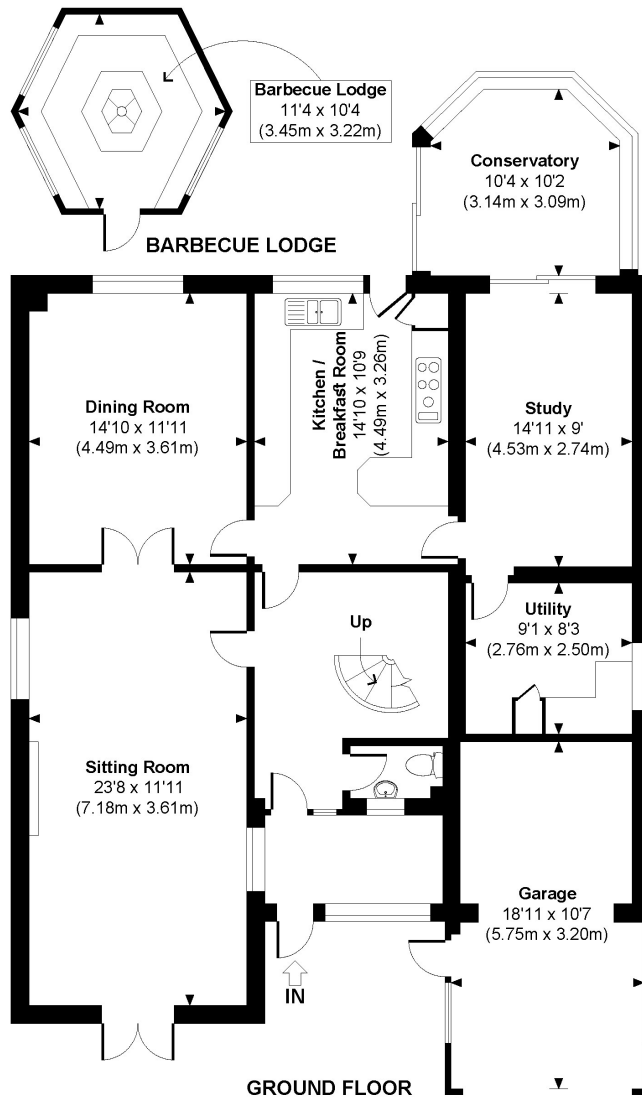
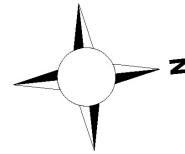
Main House = 2107 Sq Ft / 195.73 Sq M

Garage = 186 Sq Ft / 17.32 Sq M

Barbecue Lodge = 92 Sq Ft / 8.55 Sq M

Total = 2385 Sq Ft / 221.60 Sq M

Outbuildings are not shown in correct orientation or location.



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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.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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