

71 SANDY POINT ROAD

HAYLING ISLAND | HAMPSHIRE | PO11 9RR



£825,000
Freehold

- Superb Detached Residence set on Generous Plot
- Popular Scenic Coastal Location
- Four Bedrooms : Two En-Suites Upstairs
- Ground Floor Bathroom with Four Piece Suite
- Versatile Family Living Accommodation
- Bright, Stylish Kitchen/Dining Room with Vaulted Ceiling
- Utility/Laundry Room : Study
- Garage - (39'5 x 31'5) : Ample Parking to Front



In Brief

Situated on the sought-after Sandy Point Road, this spacious detached chalet bungalow offers the perfect blend of coastal living, flexible accommodation and future potential – just moments from Hayling Island Sailing Club, beaches and local amenities - with the renowned golf course and the popular Eastoke Corner beach - just a short drive away. This substantial property sits on fantastic sized plot, boasting plenty of parking for multiple vehicles to the front and side - and would make great family home! Stepping inside, you are welcomed into spacious reception hall, which leads through to an inviting and good-sized living room, with an accompanying versatile office/study. The ground floor also boasts two further reception rooms, offering flexibility to be used as additional bedrooms if desired, alongside a well-fitted four-piece family bathroom. At the heart of the home, lies an impressive kitchen/dining room, complete with underfloor heating and striking skylights that bathe the space in natural light. This sociable and stylish area is perfectly suited to modern living. A separate utility room, also featuring a skylight, enhances the practicality of the layout. Upstairs, the property continues to impress with two spacious double bedrooms, each benefiting from their own en-suite facilities. The principal bedroom features fitted wardrobes and a rather outstanding en-suite - while the second bedroom offers built-in storage and a sleek three-piece shower room. Throughout the home, central heating and elegant solid oak finishes create a warm and refined atmosphere, with air conditioning installed in the upper floor, kitchen, and garage for added comfort. Externally, the property truly shines, with a large garden, wine cellar, shed and a substantial garage (approx. 40ft x 32ft) - which offers exciting scope for conversion into a two-storey dwelling, or perhaps an annexe for teenage/elderly relative living space, or even a separate residential unit (subject to usual planning permissions). All in all, a truly superb residence offering endless potential. This is a fantastic opportunity to secure a coastal home – perfect for a growing family, multi-generational living, a holiday retreat - or investment. Just in time to enjoy the summer season on Hayling Island.

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KEY FACTS

Tenure : Freehold

Council Tax : Band D

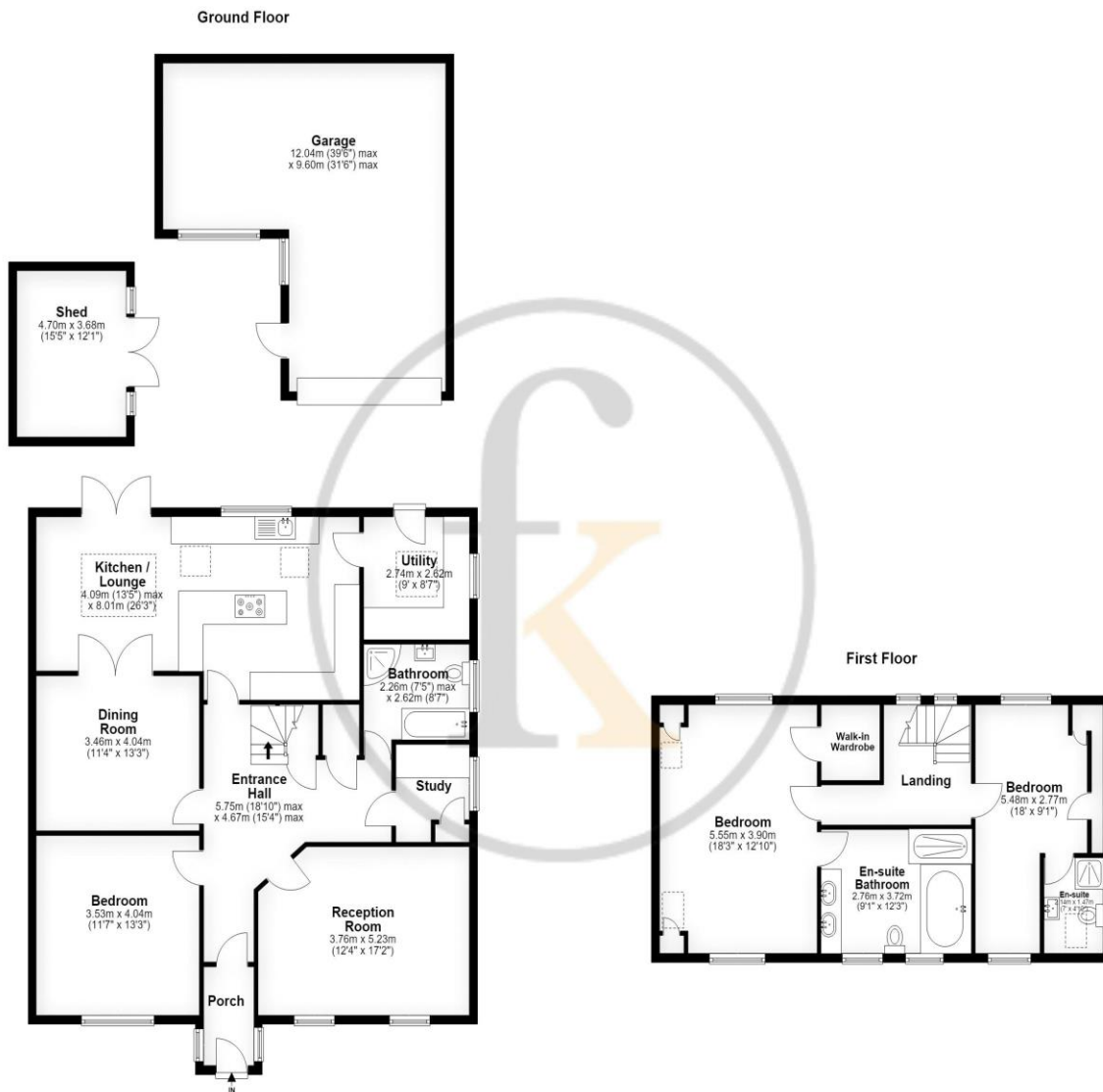
Energy Performance Certificate : C



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Total area: approx. 230.4 sq. metres (2479.5 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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