





# Seacourt Cottage



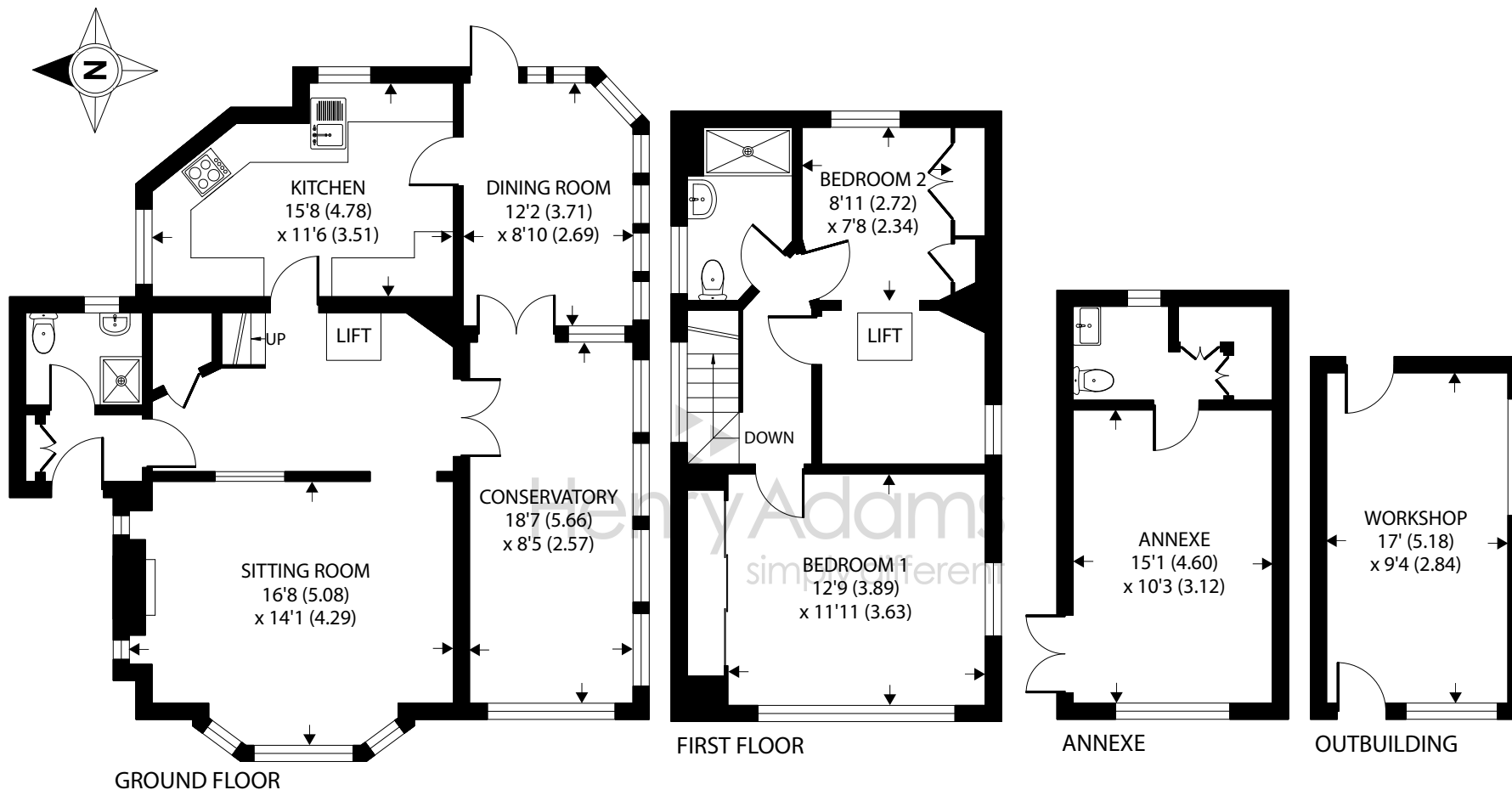
- ▶ Enjoy living a stones throw from the Beach and the Sea
- ▶ Mengham and West Town Shopping Centres are both walking distance
- ▶ Relax with the family in the spacious rear garden
- ▶ Use the separate annexe for work from home space/ hobby room
- ▶ Convenient location for sailing, kite/wind surfing & paddleboards.
- ▶ Take the train from Havant to London, Brighton and Portsmouth
- ▶ Park several vehicles on the driveway
- ▶ For more space convert upstairs back to three bedrooms

We are delighted to present this historic home situated on the sea front to the south of Hayling Island. Offered with no forward chain, UPVC double glazing and electric heating, The property has been enjoyed by the current owners for many years and currently has an internal Homelift System and burglar alarm. There is a convenient entrance lobby giving access to the spacious central hallway with adjacent shower room - perfect for a shower straight from the beach. The sitting room is a good size with an attractive south facing bay window and fully working open fireplace. In the opposite corner of the property there is a separate dining room with convenient access to and from both the kitchen and the conservatory/family room.

Upstairs the main bedroom has direct south facing views over the sea and features a built in wardrobe. There is a large second bedroom with a lift from the ground floor and built in wardrobe. This room could be returned to two bedrooms as required. There is a family shower room.

Outside the grounds are extensive, low maintenance and open plan. There is a separate substantial annexe/Summer house with its own wc, water supply and electric and a large separate workshop. In addition there is a block paved area to the front with double gates and driveway through to the rear. The rear garden features several areas; a combination of shingle and paved areas with some artificial lawn for sitting out. well stocked and mature beds and borders.





## Seacourt Cottage, 192 Sea Front

Approximate Area = 1303 sq ft / 121 sq m

Annexe = 209 sq ft / 19.4 sq m

Outbuilding = 159 sq ft / 14.8 sq m

Total = 1671 sq ft / 155.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Henry Adams. REF: 1006061

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Situation

Seacourt Cottage is a delightful cottage close to Seacourt House and the famous Seacourt Real Tennis Club. Hayling Island offers splendid leisure facilities. In addition to the natural beach with windsurfing, there is a highly prized links Golf Course with the Club House just along the road. Sailing enthusiasts have the choice of two top class sailing clubs with access to the Solent and Chichester Harbour. There is a local theatre and the Chichester Festival Theatre is only 25 minutes away. The Island has local schools. School buses serve other schools further afield. The Ferry provides a link to schools in Portsmouth. Train services to Waterloo (1hr20m) and Victoria run regularly from nearby Havant Station (approximately 5 miles).

