



Boxtrees



- ▶ Individual detached bungalow extended and modernised
- ▶ Walking distance from local amenities
- ▶ Direct sea views across Hayling Bay
- ▶ Separate work from home space/study
- ▶ New Home standard presentation
- ▶ Spacious kitchen breakfast room
- ▶ Spacious living area, sitting room, dining room
- ▶ Long driveway and single garage

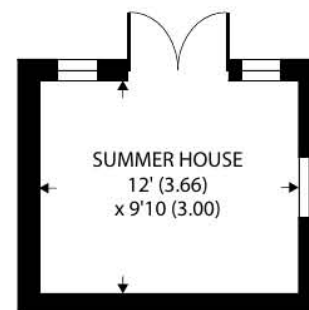
Introducing this remarkable 2 bedroom detached property, a truly individual bungalow that has been thoughtfully extended and modernised to the highest standards. Presented with a New Home standard appearance and conveniently situated within walking distance from local amenities. This home offers both comfort and convenience.

Enter this delightful property and discover a spacious kitchen breakfast room, ideal for preparing enjoying relaxed meals with loved ones. With direct sea views across Hayling Bay, every day is sure to be a picturesque experience.

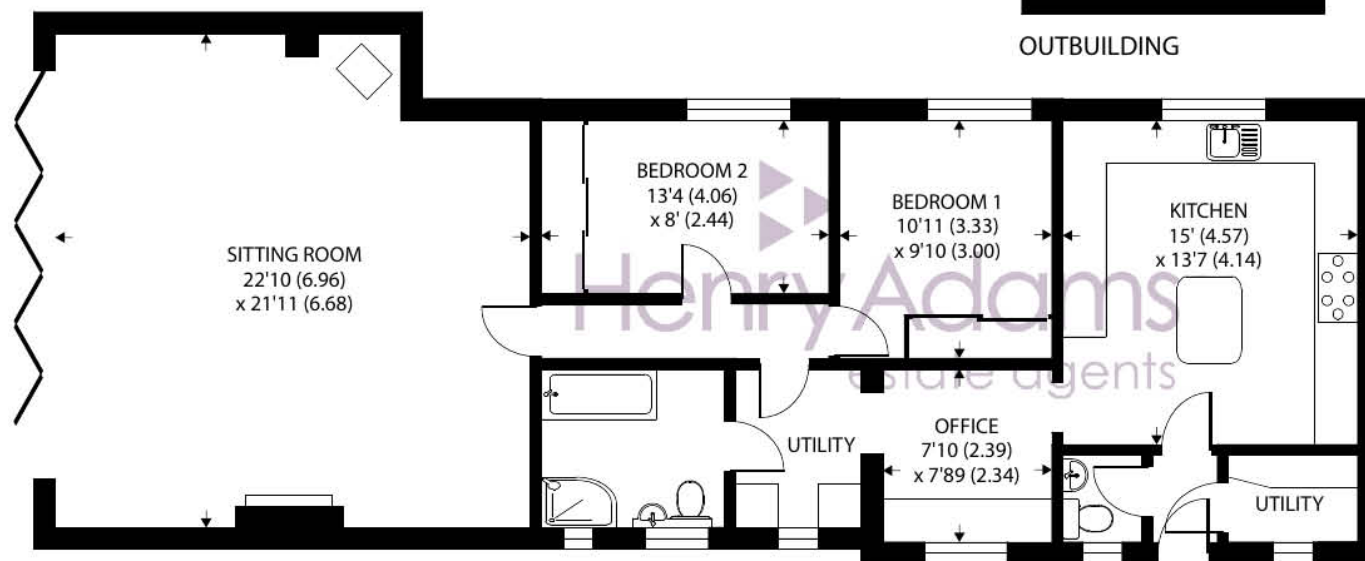
The property boasts a spacious living area, including a sitting room and dining room, providing ample space for entertaining friends and family. A separate work from home space/study offers flexibility to accommodate a professional setting.

This impressive residence also features a long driveway and a single garage, ensuring ample parking space for vehicles. With an array of nearby amenities, this property offers the perfect balance of convenience and tranquillity.

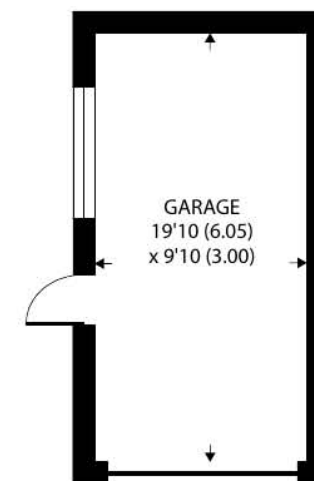




OUTBUILDING



GROUND FLOOR



Approximate Area = 1215 sq ft / 112.9 sq m

Garage = 195 sq ft / 18.1 sq m

Outbuilding = 118 sq ft / 11 sq m

Total = 1528 sq ft / 142 sq m

For identification only - Not to scale



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

Boxtrees, 98 Sea Font is a delightful bungalow walking distance from the Hayling Island sea front. 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).

6th August 2024



To arrange a viewing call **01243 377773** View details online at [henryadams.co.uk](https://www.henryadams.co.uk)