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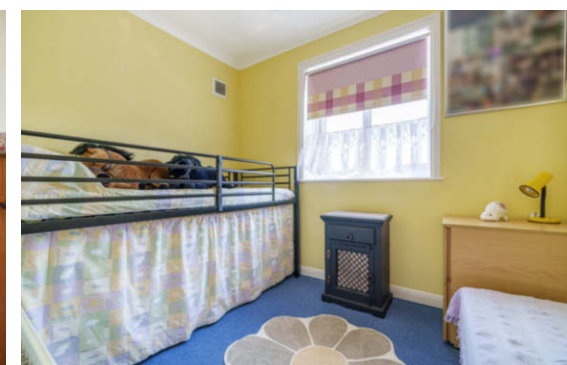


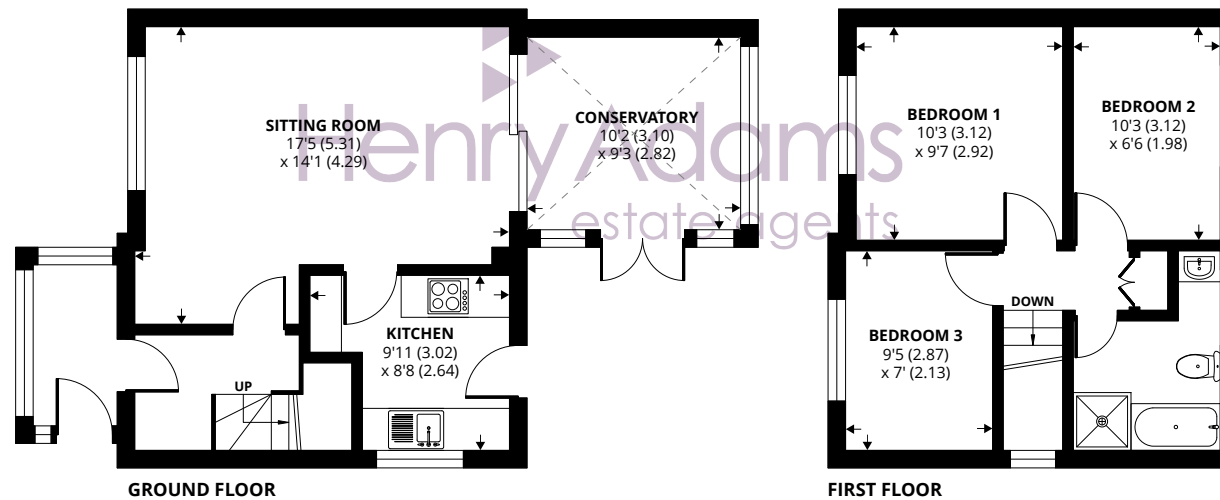
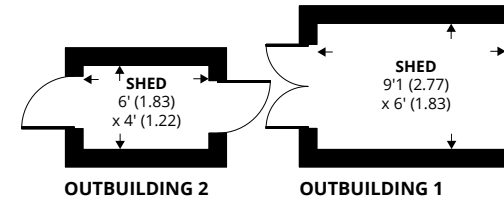
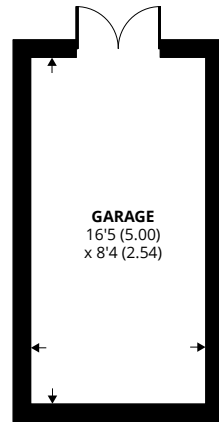
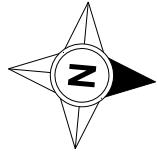
- ▶ Delightful semi detached cottage with potential to extend
- ▶ Pretty views of the Sailing Club and the South Downs
- ▶ Brand new kitchen
- ▶ Two double bedrooms and one single room
- ▶ Single Garage and Driveway with double gate
- ▶ Easy access to Hayling Island bridge to the mainland
- ▶ Spacious lounge dining room
- ▶ Conservatory with views over the rear garden
- ▶ Potential to extend the property subject to planning

This delightful 3-bedroom semi-detached home presents a charming blend of character and modern comfort. Boasting picturesque views of the Sailing Club and the South Downs, this property offers a tranquil escape in a sought-after location.

Upon entering the home, residents are greeted by a spacious lounge dining room, ideal for relaxation and entertaining. The brand-new kitchen showcases quality finishes and contemporary appliances. A conservatory extends the living area, providing a serene spot to enjoy views over the rear garden.

The property features two double bedrooms and a cosy single room, offering comfortable living quarters for individuals or families. With the potential to extend the property subject to planning permission, there is ample opportunity to customise and expand the living space. A single garage and driveway, complete with double gates, provide convenient parking options. With easy access to Hayling Island bridge to the mainland, this property offers a unique and inviting place to call home.





Northney Lane, Hayling Island, PO11

Approximate Area = 846 sq ft / 78.5 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuildings = 78 sq ft / 7.2 sq m

Total = 1062 sq ft / 98.5 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 2024. Produced for Henry Adams. REF: 1126458

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.

Situated

The property is situated in the picturesque village of Northney next to a designated Area of Outstanding Natural Beauty and Site of Special Scientific Interest. The Church of St Peter is situated just south of the property along with unspoilt areas of countryside. The foreshore is a short walk across a footpath to the west whilst Northney Marina is a few minutes walk from the property. Access on and off the Island is good with Langstone bridge being around half a mile from the property itself. London Waterloo rail services are available at Havant station, whilst there are excellent road connections with both the A27 and A3m closeby. Other local highlights are: Hayling Island's superb seafront, the bustling harbourside town of Emsworth, historic Portsmouth, the South Downs National Park and the cathedral city of Chichester.

23rd May 2024

