





## 59 Sinah Lane

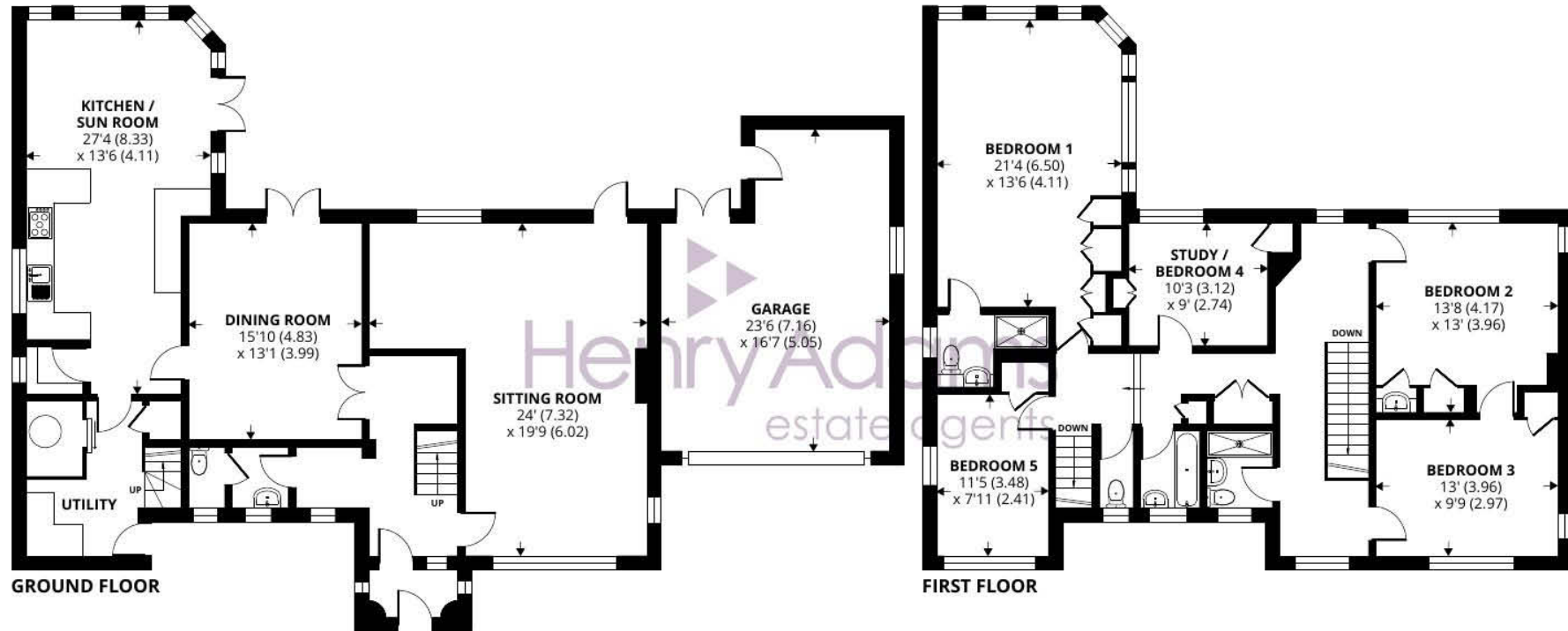
Presenting Martha Cottage a beautifully designed and impeccably maintained five-bedroom detached family home



- ▶ **Light & Spacious Five Bedroom Detached Family Home**
- ▶ **Three Reception Rooms**
- ▶ **Utility Room**
- ▶ **Highly Requested Location Walking Distance To Hayling Golf Club**
- ▶ **Garage With Electric Door & Extensive Drive Providing Ample**
- ▶ **Situated On A Substantial Plot**
- ▶ **Modern Kitchen With Views Across the Mature Extensive Garden**
- ▶ **En-Suite & Fitted Wardrobes To Bedroom One**
- ▶ **Private Secluded Mature Garden With Patio Seating Area**
- ▶ **No Forward Chain**

This residence is an exceptional opportunity for those seeking a harmonious blend of space, style, and convenience. Situated on a substantial plot in a highly requested location, this property offers a rare combination of privacy and proximity to local amenities. Upon entering this light and spacious home, you are greeted by a sense of openness and sophistication. The ground floor features three reception rooms that are perfect for entertaining or relaxing, each offering its own unique ambience. The modern kitchen, with its sleek design and views across the mature extensive garden, is a focal point of the main floor. In addition, a utility room provides practicality and convenience for every-day living. Ascending to the upper levels, you will discover five generously proportioned bedrooms, with bedroom one benefiting from an en-suite bathroom and fitted wardrobes. The bedrooms offer ample space for personalisation and comfort, ensuring that every member of the household can enjoy their own retreat within the home. Externally, the property boasts a private, secluded mature garden with a patio seating area, creating a tranquil outdoor oasis for relaxation and alfresco dining. A garage with an electric door and an extensive driveway provide ample parking for multiple vehicles, catering to the needs of modern families and guests. Furthermore, the property is offered with no forward chain, simplifying the buying process and enabling a smooth transition for the new owners. Whether you are seeking a peaceful sanctuary or a place to host gatherings with family and friends, this home presents an unparalleled opportunity to experience luxurious living in a desirable setting.





## 59 Sinah Lane, Hayling Island

Approximate Area = 2514 sq ft / 233.5 sq m

Garage = 345 sq ft / 32 sq m

Total = 2859 sq ft / 265.5 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). © nichecom 2024. Produced for Henry Adams. REF: 1174671

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

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 across the road. Close by there is also a Sports Club offering, exceptionally, all racket games facilities. Sailing enthusiasts have the choice of two top class sailing clubs with access to the Solent and Chichester Harbour. There are also 4 Marinas, 3 Swimming Pools, plus a Lido, three Gyms and three riding schools. The local theatre and the Chichester Festival Theatre is only 25 minutes away. The Island has local primary / junior schools. School buses serve other schools further afield including Portsmouth Grammar School. Nearby Havant offers a range of shopping including Waitrose, Tesco Extra, Aldi and Marks & Spencer's. The Ferry provides a link in Portsmouth. Train services to Waterloo (1hr20m) and Victoria run regularly from nearby Havant Station (approximately 5 miles). The M27 and the A3 are within easy access as is the Hindhead Tunnel.

