



34 North Shore Road | PO11 0HN | £795,000



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Internal viewing is highly recommended to appreciate how much accommodation there is in this family home, which has been extended and upgraded offering adaptable accommodation. There are three bedrooms to the downstairs, one with En-suite, a Kitchen/breakfast room, Family Bathroom and family shower room, open plan Lounge and Dining room, further reception room and Utility. Upstairs are 3 double Bedrooms, one with en-suite and a Family Shower room. Sea views are offered from the front rooms across to Langstone Harbour. Outside there is an extensive driveway leading to a Car port and garage. The rear Garden is in excess 80' approx. and has a paved patio, Hot Tub, Storage sheds and planting up area. The property benefits from a locked 'residents only' shared slipway access to Langstone Harbour. An ideal family home with potential use with Annexe. Convenient for coastal and semi-rural walks, Langstone Harbour,

local shops and Nature trail.

- **Detached House in sought after location with access to shared residents only slip way to Langstone Harbour.**
- **5-6 bedrooms, 2-3 Receptions offering adaptable accommodation.**
- **Upgraded and extended with open plan accommodation. Bi folds to garden.**
- **Lounge presented with feature wall having display recess and 'Moreso' log burner.**
- **Light wood effect fitted Kitchen/breakfast room.**
- **2 En-suites and family Bathroom. Home with Annexe potential.**
- **French doors with 'Juliet Balconies' off Bedrooms 1 & 2.**
- **Views through to Langstone Harbour. Long rear Garden with Hot Tub.**
- **Garage and Car Port. Ample parking on driveway.**
- **Convenient to Hayling Gold Club, Park, local shops and Nature trail.**

**Freehold | Council Tax Band: F**



The accommodation comprises:

**Recessed entrance with step, light and obscure double glazed door to –**

**Entrance Hallway** – Laminate flooring. Double radiator. Staircase rising to first floor with under stairs cupboard housing consumer unit, gas and electric meters.

**Kitchen/Breakfast Room – 16' 0" x 12' 6" (4.87m x 3.81m)**

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Plumbed in dishwasher. Return work surface with matching range of light wood effect wall and base cupboards and drawers. Double glass fronted display cupboard. Tiled splash backs. Further work surface with fitted range style 6-ring gas cooker, two ovens and tray space below. Overhead extractor fan. 'American style' fridge/freezer. Towel radiator. Strip wood flooring. Double aspect double glazed window to front and side. Down lighting. Open access to

**Dining Room – 20' 2" x 18' 9" max (6.14m x 5.71m) irregular shape.**

Ceramic floor tiling. Vertical radiator. Built in wall unit with display recess and light. Cupboards below. Return door to hallway. Open access to

**Lounge – 15' 8" x 21' 0" (4.77m x 6.40m)**

Feature wall with 'split face' tiling, display recess and 'Moreso' log burner. Two vertical radiators. Triple bi fold doors to rear aspect and rear garden. Door to

**Utility room** – Solid strip wood work surface, mixer tap and cupboard below. Ceramic wall tiling. Tall cupboard. Washing machine and shelving. Towel radiator. Double glazed door to garden. Slip resistant flooring.

**Inner Hall** – Ceramic floor tiling. Internal door to garage. Door to bathroom. Open access to

**Sitting Room/Bedroom – 11' 4" x 9' 0" (3.45m x 2.74m)** Vertical radiator. TV aerial points. Triple bi fold doors to rear garden. Wall cupboards.

**Bathroom –**

White suite comprising panelled bath with mixer tap and separate shower attachment. Close coupled WC and wash hand basin with cupboard below. Ceramic wall and floor tiling. Obscure double glazed window to side. Extractor fan. Towel radiator. Shaver point.

**Bedroom – 12' 5" x 10' 6" (3.78m x 3.20m)**

Double glazed French doors to rear Garden. Vertical radiator. Door to En-Suite: Corner shower cubicle with wall mounted rainfall shower and separate diverter. Close coupled WC and pedestal wash hand basin. Shaver point. Extractor fan. Floor tiling. Obscure double glazed window to side. Mirror with lights and de mister. Towel radiator. Down lights.

**Bedroom – 11' 3" x 10' 5" (3.43m x 3.17m)**

Double glazed window to front aspect. Radiator. TV aerial point.

**Stairs rising to first floor landing. –**

**Bedroom 1 – 12' 6" x 12' 2" plus dressing area 7'4" x 6'8" (3.81m x 3.71m)**

Double glazed dormer window to front elevation offering pleasant views through to Langstone Harbour. Display window shelf. En-Suite: Corner shower cubicle with rainfall style shower and diverter. Close coupled WC and pedestal wash hand basin. Window to rear aspect. Towel radiator. Floor and wall tiling.

**Bedroom 2 – 11' 3" x 10' 4" (3.43m x 3.15m)** Radiator. Down lights. Double glazed French doors with 'Juliet' Balcony over looking rear Garden.

**Bedroom 3 – 14' 10" x 9' 4" (4.52m x 2.84m)** Double glazed dormer window to front aspect. Radiator. Built in eaves storage cupboard.

**Family Bathroom –**

Wide walk-in shower with 'rainfall style' shower and diverter. Wash hand basin with cupboard below. Close coupled WC. ceramic wall and floor tiling. Shaver point. Obscure double glazed window to rear elevation. Down lights. Extractor fan. Towel radiator.

**Outside front** – Walled front boundary with shrubs to borders. Extensive paved driveway. Car port. Pedestrian gates to rear Garden.

**Garage 16'5" x 9'7"** – With up and over door, window, power and lights. Wall mounted 'Worcester' gas boiler and separate hot water tank.

**Rear Garden** - Extensive paved patio area with raised wall surround. Hot tub. Further paved patio to side area. Mainly laid to lawn with inset shaped borders planted with a variety of specimen plants. Inset fruit bushes. Storage shed. Screened area with bark chip borders, separating raised paved private area for vegetable growing etc. Storage shed with adjoining covered area for work shop and potting up etc. Electric supply. Lights. Fence enclosed. Two return side gates to front.

**NB- The seller is downsizing and there are many quality fixtures and fittings available by separate negotiation.**



#### IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



