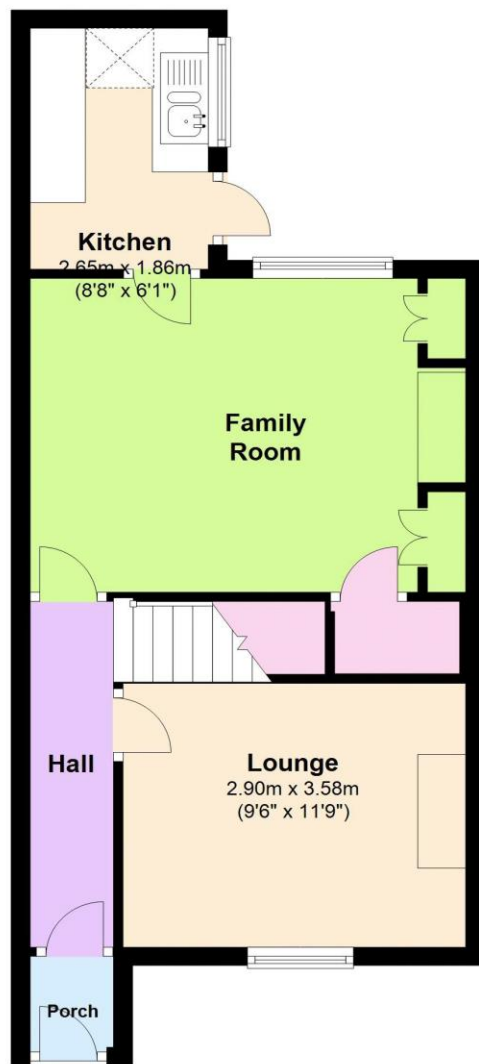




WAINWRIGHT ESTATES

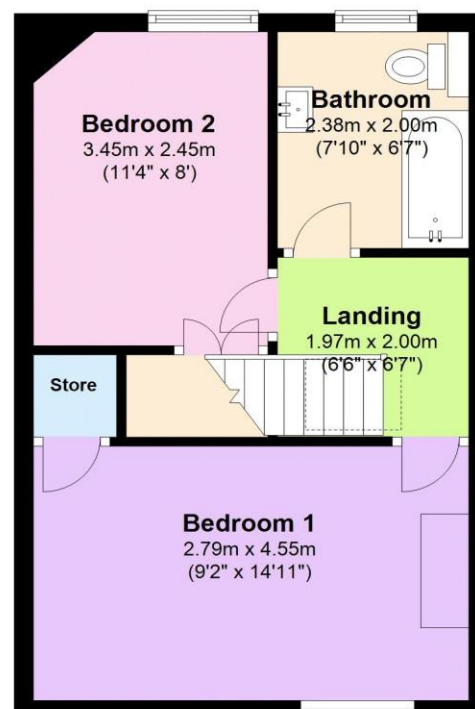
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.4 sq. feet)

80 Seafront, Hayling Island

Wainwright Estates

10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500

Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

80 Sea Front

Hayling Island PO11 9HL

Price: £280,000

DESCRIPTION

Blending rustic charm with a contemporary finish, the history of this two bedroom, coast guard cottage, dates back to the 1890's. Picture perfect from the offset, the current owners have cleverly and tastefully brought this property up to a high specification throughout and have lovingly restored many of the original features. The accommodation downstairs includes a cosy lounge with open fire place, where one can relax with a glass of wine, a family room with 'Morso' log burner which is the hub of the home and opens into the modern fitted kitchen with butler sink. Upstairs you will find a spacious main bedroom decorated in neutral tones and with spectacular, far reaching sea views of the Isle of Wight and beyond, there is also a well-proportioned second bedroom and modern fitted family bathroom. Outside the quirky and quaint rear gardens are separated by two outbuildings, one currently being utilised as a utility room with power, light and plumbing for washing machine & tumble dryer. The next owner of this home can literally just walk in, unpack their bags and pop the kettle on! the current owners have had the property re-wired, installed a new gas central heating system, had a new slate roof put on, a new porch, as-well as completely renovating the inside, with finishing touches like the solid 'Oak' flooring and white shutter blinds, this would truly make a wonderful first time purchase or perhaps a second home by the sea. On leaving the property cross the road and you are on Hayling's blue flag beach! take a short stroll along the seafront to the local ice cream parlour, fish & chip shop, newsagent, Gin & Wine bar or perhaps pop into one of the more traditional pubs for a pint or bite to eat. Internal viewing highly recommended and early interest is expected as these properties are rarely available.

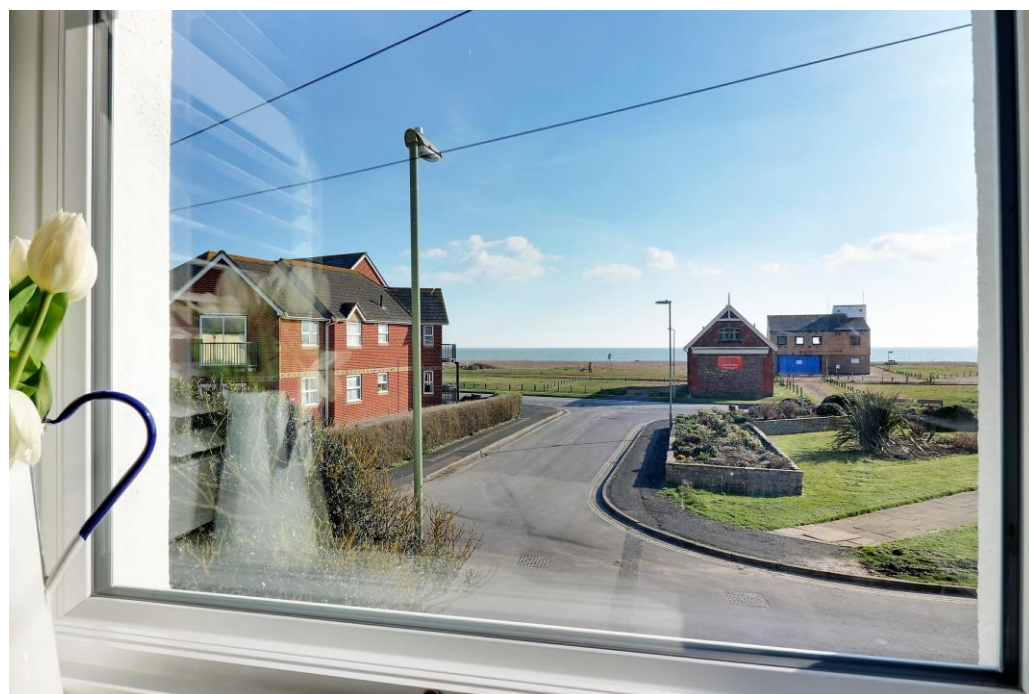
ACCOMMODATION

ENTRANCE PORCH & HALLWAY

LOUNGE: 11' 9" x 9' 6" (3.58m x 2.89m) Open fire with original fireplace.

FAMILY ROOM: 14' 11" x 11' 4" (4.54m x 3.45m)

Morso Log burner. Original dresser units either side of chimney breast. Under stairs storage cupboard.



KITCHEN 8' 8" x 6' 1" (2.64m x 1.85m)

FIRST FLOOR LANDING

BEDROOM 1: 14' 11" x 9' 2" (4.54m x 2.79m) - Built in cupboard. Sea Views.

BEDROOM 2: 11' 4" x 8' 0" (3.45m x 2.44m)

FAMILY BATHROOM: 7' 10" x 6' 7" (2.39m x 2.01m)

OUTSIDE

REAR GARDENS

Three garden areas separated by two outbuildings, one currently being utilised as a utility with plumbing for washing machine and tumble dryer.

COUNCIL TAX - Havant Borough Council Band C

