

£750,000

14 The Gorseway

St. Georges Road

Hayling Island, PO11 0DR

PROPERTY SUMMARY

This substantial four-bedroom detached family home is tucked away just off the sought-after St Georges Road in West Hayling, within a short walk of the foreshore. Beautifully presented throughout, the property has been thoughtfully modernised by the current owners to create impressive and versatile family accommodation. Externally, there is ample off-road parking to the front and side, together with a double garage. Internally, the welcoming entrance hallway leads to a ground floor cloakroom, a useful study and a generous dining room. The real heart of the home is the impressive open-plan kitchen/living area, featuring an extensive range of fitted units and a breakfast island. Large sliding doors provide an attractive outlook and direct access onto the rear garden, which offers a large patio area and lawn. Underfloor heating is also provided throughout the ground floor. To the first floor, the landing leads to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom also enjoys its own en-suite. There are two further double bedrooms and a spacious four-piece family bathroom suite.

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3

3











HALLWAY

WC

STUDY 11' 2" x 7' 2" (3.4m x 2.18m)

DINING ROOM 13' 7" x 12' 10" (4.14m x 3.91m)

LIVING ROOM 20' x 13' 7" (6.1m x 4.14m)

KITCHEN 15' 11" x 12' 3" (4.85m x 3.73m)

DOUBLE GARAGE 18' 11" x 18' 2" (5.77m x 5.54m)

LANDING

BEDROOM ONE 15' 5" x 12' 1" (4.7m x 3.68m)

ENSUITE 10' 7" x 6' 6" (3.23m x 1.98m)

BEDROOM TWO 15' 11" x 10' 11" (4.85m x 3.33m)

ENSUITE 8' x 4' (2.44m x 1.22m)

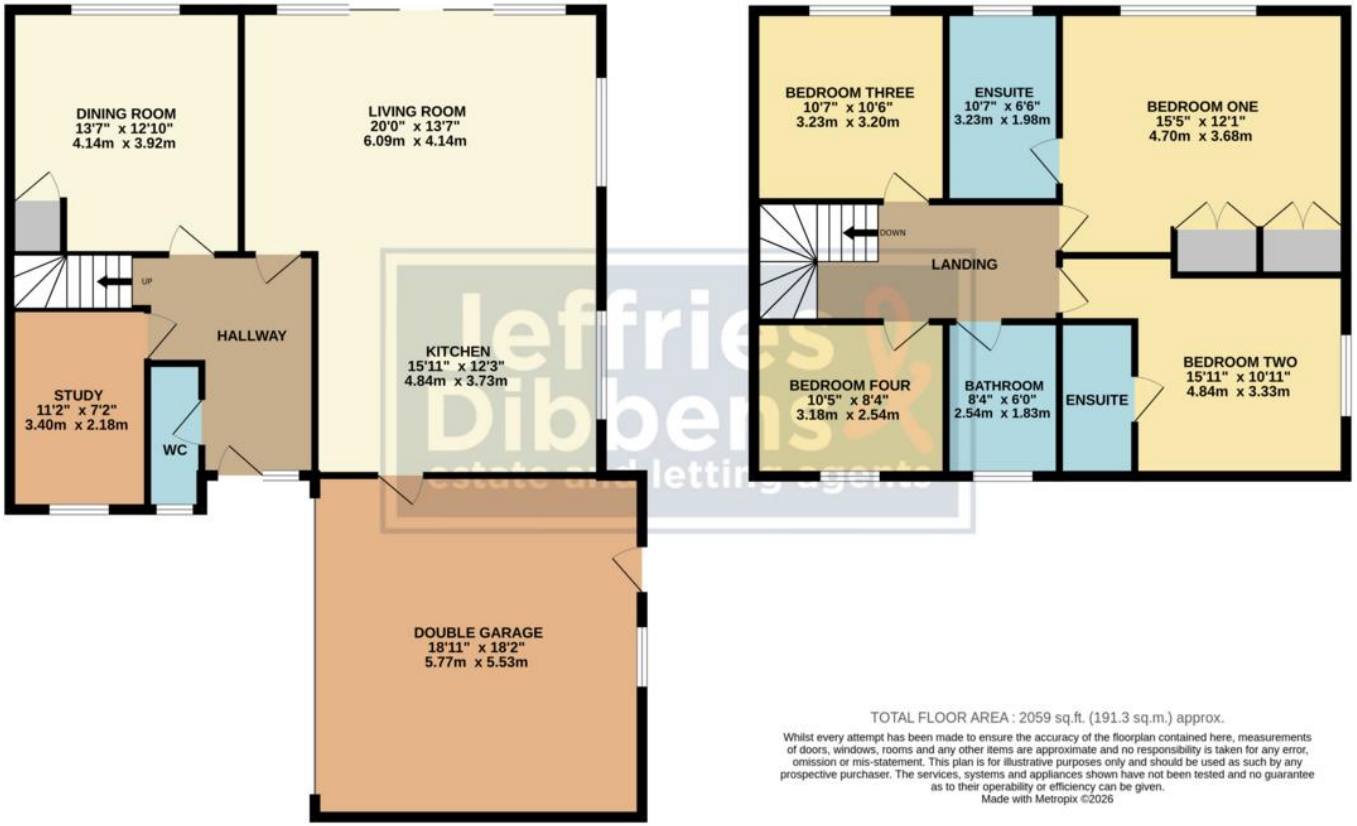
BEDROOM THREE 10' 7" x 10' 6" (3.23m x 3.2m)

BEDROOM FOUR 10' 5" x 8' 4" (3.18m x 2.54m)

BATHROOM 8' 4" x 6' (2.54m x 1.83m)

GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.

1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.3 sq.m.) approx.

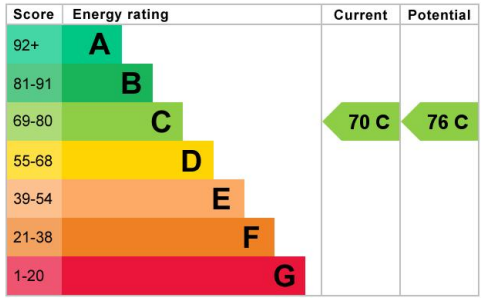
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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