



39 Fernhurst Close

West Town, Hayling Island, PO11 0DT

Guide price £610,000



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* £610,000 - £625,000 GUIDE PRICE *

INTERNALLY

Thoughtfully extended and refurbished throughout, this four bedroom home is welcomed to the market for sale. Entering via the composite front door, you arrive in the spacious, bright and airy hallway which has been opened up by the current owners to give a very welcoming space. From here, there are stairs to the first floor; a door to the lounge; in-built storage cupboards for coats and shoes and one with a hide-away ironing board, a door to the study/homework area, and a doorway through to the utility area. The entrance hall naturally flows through to the kitchen diner family room across the rear of the property.

The heart of the home, the kitchen diner has two sets of patio doors on to the gardens and a gorgeous sky lantern, flooding the room with light. The kitchen itself is fitted with a range of wall and base units with integrated appliances such as fridge, freezer, oven and microwave. There are roll-top edge work surfaces over with inset sink and drainer. There is an instant hot water tap. There is plenty of room for a sizeable dining table, plus armchairs or a sofa.

The lounge has a large double-glazed window to the front aspect; is adorned with plug sockets and a TV point. There is a cast-iron fireplace with the ability to have an open fire.

The previous integral garage has been cleverly converted to provide a good-sized utility room which is fitted with more base units with work-surfaces over and space for free-standing laundry appliances, plus a downstairs shower room with WC and vanity

unit. The remaining garage provides ideal storage for bikes, tools or toys. It has electricity and an electric roller door.

On the first floor there are four bedrooms. The Master Bedroom now benefits from a small en-suite shower room which has a WC and wash hand basin. There are freestanding wardrobes, which are included in the sale. The other three bedrooms are good sizes, with two of them easily accommodating double beds, and the fourth a great child's room or study.

The family bathroom is fitted with a white suite comprising of a bath, WC and vanity sink.

EXTERNALLY

The property has a sunny wrap-around fence enclosed garden, with a large area laid to lawn. There is a big patio seating area with pergola - with beautiful grape vines - which flows round to the side of the property which has additional room for storage, sheds and potted plants.

To the front, there is a dropped kerb to provide off-road parking for multiple vehicles.

LOCATION

Nestled in a popular close on the South-West side of Hayling Island, this home is in close proximity to the Hayling Island Billy Trail providing miles of un-spoilt coastal walks around the Island and into Langstone and Havant. Hayling Island is home to award-winning Blue Flag Beaches offering picturesque dog walks, family time on the beach or the opportunity to do water sports - all within walking distance! The local amenities West Town has to offer are again, within a

short walk and the plethora of independent bars, restaurants and boutique shops on the Island are within a few minutes' drive.



Road Map



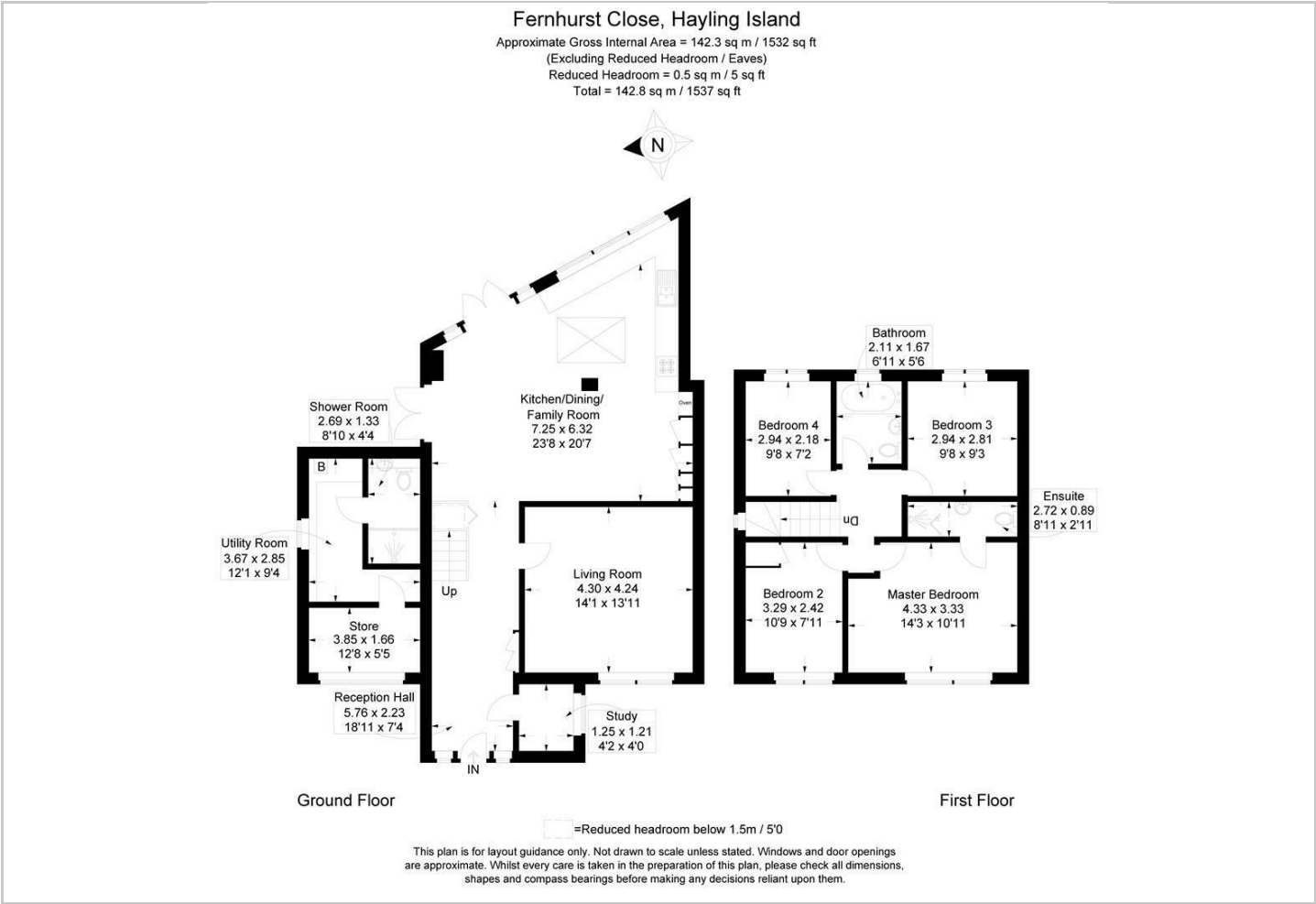
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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