



3A Sandy Point Road  
, Hayling Island, PO11 9RP

Offers in excess of £560,000



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## Welcome to 3A...

Unusual but wonderful, in design and finish, is this detached four bedroom chalet home on the stunning Hayling Island offered to the market for sale. Boasting a large triple aspect lounge diner with log-burner, garden room with bi-folding doors and quirky mezzanine landing, this unique home must be viewed to be truly appreciated. The property is currently set up to provide disability access across the whole home, which may attract buyers looking to downsize for these reasons.

Entering via the front door which is on the side elevation, you arrive in the spacious and bright entrance hall which has turning stairs to the first floor with storage under and doors to the ground floor bedroom/study and the lounge diner.

Bedroom four/study or 'snug' is located at the front of the property but with a double glazed window overlooking the garden.

The L-shaped lounge diner flows fantastically and with three windows, is a wonderfully bright and airy room with brick feature fireplace with log-burner. There is room for a sofa suite and large dining table for 10 people! There are internal doors from here to the garden room and through to the kitchen and other downstairs living accommodation. The garden/sun room would make a wonderful reading or music space, playroom or office with bi-folding doors across the rear to the garden and overhead the unusual mezzanine landing.

At the rear of the property is another downstairs bedroom and adjoining ground floor bathroom -

making an ideal guest suite. The bedroom is a good-sized double with window overlooking the garden. The bathroom has been refitted in recent years and includes a white suite comprising a panel enclosed bath with shower over, low-level flush WC and wash hand basin. The room is finished with modern tiling in part.

The kitchen itself is fitted with a Wren kitchen which was installed in September 2021 and boasts a range of integrated appliances including an induction hob, instant boiling water tap, dishwasher, full-length fridge and separate full-length freezer and even integrated refuse bins, all hidden behind sleek high-gloss wall and base units. Again this room benefits from double aspect windows, giving a light and bright space to cook and entertain and has seating at the breakfast bar. From the kitchen there is a UPVC door connecting the home to the garage which also has a separate utility room to the rear, with more wall and base units, worktop space and space for laundry appliances such as the washing machine and tumble dryer.

On the first floor, there are two bedrooms and shower room. The Master Bedroom is a gorgeous large open room with glazed door on to the balcony to the front and it has a large walk-in wardrobe and dressing room. There are also thermal black-out 'smart' curtains here, which can be operated by voice using Alexa. The other first floor bedroom is also double aspect with two windows and there is a small storage cupboard built in.

The shower/wet room on the first floor is fitted with a WC, pedestal sink and electric shower with curtain.

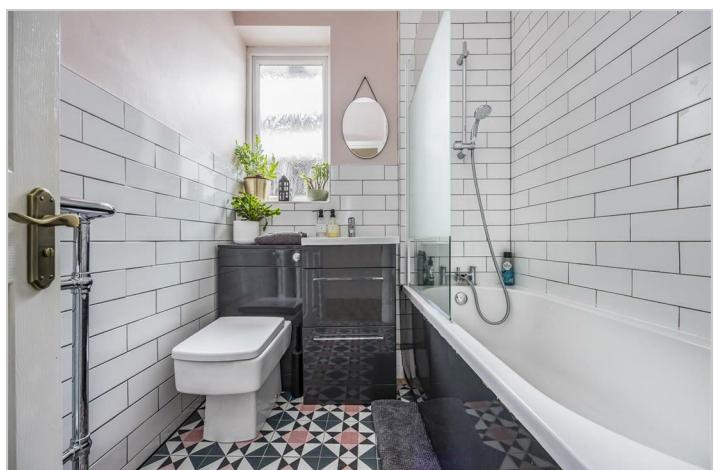
Externally the property benefits from a nice sized plot and fence-enclosed rear garden, with patio seating area, Veranda style seating area and large area laid to lawn. There is also a door to a storage shed and rear access to the garage.

To the front there is a large sweeping 'in out' driveway with parking for approximately 5-6 cars.

Viewing is strictly by appointment only but they are available 7 days a week with pre-booking...

### Location

Perfectly positioned just a few hundred yards from the shores of Hayling Island's Blue Flag beaches, is this large and versatile four bedroom family home. Hayling Island's Sailing Club, is just a 2 minute drive whilst the close proximity to Eastoke Corner's local amenities such as a the local chippy, ice cream parlour, pub's, shops and restaurants, means this home by the sea really will put a big tick in the location box on your criteria!



## Road Map



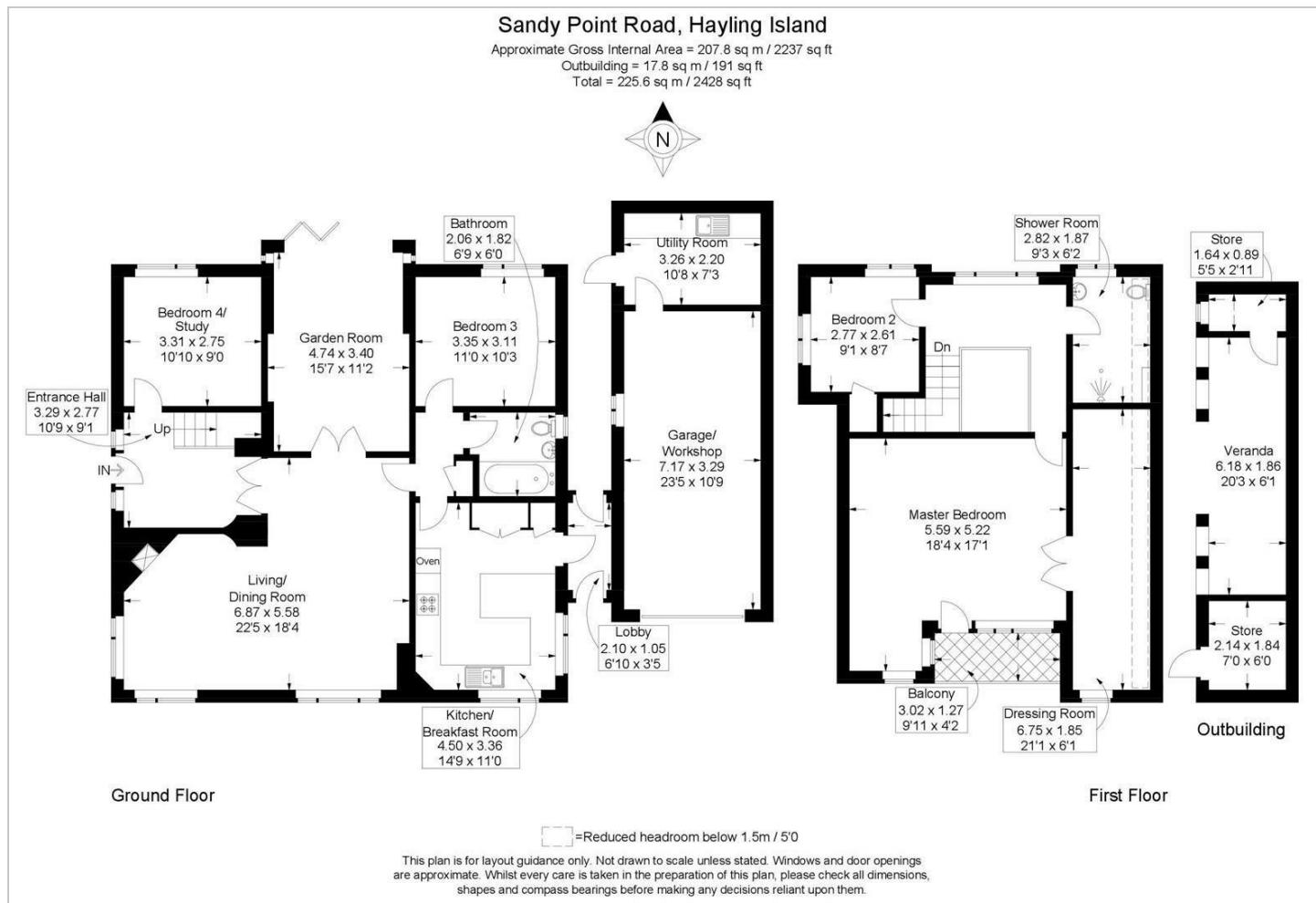
## Hybrid Map



## Terrain Map



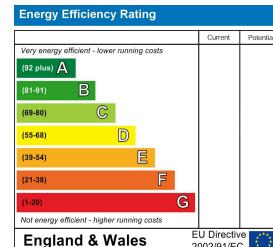
## Floor Plan



## 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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