



19 Bacon Lane, Hayling Island, Hampshire, PO11 0DN

 FINE & COUNTRY

£1,100,000 - Freehold



Features

- An Impressive Detached Family Home
- Five/Six Bedrooms, En-Suites, Bathroom & Shower Room
- 22' Kitchen/Breakfast Room
- 21' Sitting Room

An exceptional detached family residence thoughtfully designed and modernised by the current owners to combine luxurious modern living with outstanding space and natural light throughout. Extending to just over 2,600 sq ft across two floors, this impressive home offers high specification finishes and versatile accommodation ideal for contemporary family life. Upon entering, an impressive reception hall sets the tone for the rest of the property, to the right is a cloakroom and a private study, while to the left the superb principal bedroom suite features a stylish en-

suite bathroom and extensive wall-to-wall fitted wardrobes. The heart of the home is the magnificent 22' kitchen/breakfast room, seamlessly flowing into the sitting room with full-width bi-folding doors opening onto the rear garden creating a wonderful connection between indoor and outdoor living. The ground floor is further enhanced by a utility room, shower room, versatile studio and a double garage, offering excellent potential for conversion into a self-contained annexe or separate guest

accommodation, subject to any necessary consents. The first floor offers four generously sized double bedrooms, including one with its own en-suite shower room, complemented by a family bathroom. Externally, the property continues to impress, at the front is ample off-road parking and a double garage. The beautifully maintained, south-facing rear garden has been designed for year-round enjoyment and entertaining, featuring a substantial 32' garden room/bar with bi-fold doors opening onto the garden, together with a covered hot tub area.



Situated on sought-after Bacon Lane, at the southern end of Hayling Island, the property is ideally positioned for leisurely walks to the Blue Flag beaches and easy access to West Town's shops and amenities. Hayling Island offers an excellent selection of sailing clubs, golf courses, pubs, restaurants and coastal walks, while nearby Havant provides direct rail services to London Waterloo and Victoria and excellent road links connect easily to Portsmouth, Chichester, Petersfield and Southampton, the latter offering an international airport. With its stunning accommodation, impressive entertaining spaces and peaceful coastal setting, early viewing of this remarkable family home is highly recommended.

ENTRANCE

Pillared gateway with rendered and painted walls to either side leading to shingled driveway with parking for numerous cars, to the right hand side is fence panelling and brick wall with pathway to side and access to garage, side pedestrian gates to both sides of house leading to rear garden, lighting, paved area with spotlights, covered porch, Ring door bell, main front door with brushed steel handle and etched glass panels leading to:

RECEPTION HALL

Gloss tiled flooring with underfloor heating, doors to primary rooms, staircase rising to first floor with glazed panels, ceiling spotlights.



PRIMARY BEDROOM SUITE

18' 11" x 15' 0" (5.77m x 4.57m) Measurements to front of built-in wardrobes (17'4" overall). Range of floor to ceiling built-in wardrobes to one wall with rails and shelving, central divide with bracket and wiring for wall mounted T.V. on one side and shower on the other, double glazed window to side aspect with plantation shutter blinds, wall lights, ceiling spotlights, Karndean flooring with underfloor heating, opening to either side of central divide leading to:

FEATURE EN-SUITE

15' 3" x 7' 2" (4.65m x 2.18m) Large shower cubicle with drench style hood, separate shower attachment and full height screens, wall mounted controls and drying area to one end, heated towel rail, matching flooring, free standing single ended bath with free standing tap and shower attachment, double glazed window to front aspect with matching blinds overlooking driveway, plinth with rectangular wash, cupboards and drawers under, further vanity unit, zoned lighting.

CLOAKROOM

Concealed cistern w.c., oval wash hand basin with mixer tap and drawer under, double glazed window to front aspect with plantation shutter blinds, automated lighting, tiled flooring with underfloor heating.

BOOT ROOM/STUDY

6' 7" x 5' 7" (2.01m x 1.7m) Double glazed window with plantation shutter blinds to front aspect overlooking driveway, tiled flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM

22' 8" x 21' 1" decreasing to 17'3" at narrowest point (6.91m x 6.43m) Gloss tiled flooring with underfloor heating, square opening leading to living room, staircase rising to first floor, bi-folding doors leading to rear garden with integrated blinds, large central island with black quartz surface, lighting over and cupboards under with seating to either side, comprehensive range of black wall and floor units with quartz surface, inset sink

unit quartz drainer, Kooker tap, integrated AEG dishwasher with matching door, range of pan drawers, tiled splashback, Bosch induction hob with pan drawers under, extractor hood, fan and light over, eye-level Bosch double ovens with plate warmer under, integrated fridge and freezer with matching doors, ceiling spotlights, door to inner lobby.

SITTING ROOM

21' 0" x 12' 5" (6.4m x 3.78m) Bi-folding doors with integrated blinds to rear aspect leading to garden, ceiling spotlights, tiled flooring with underfloor heating, dimmer switches, zoned lighting, media wall with recess for T.V., electric fire under with shelving to one side.

UTILITY ROOM

15' 10" x 6' 2" (4.83m x 1.88m) Double glazed door to rear garden, tiled flooring with underfloor heating, range of floor units with quartz surface, inset single bowl sink unit with drainer to one side, integrated fridge and freezer with matching doors, space and plumbing for washing machine and tumble dryer, door to garage, ceiling spotlights.

INNER LOBBY

Side pedestrian door providing separate access, tiled flooring, built-in storage cupboard.

SHOWER ROOM

Concealed cistern w.c. with shelf over, wash hand basin with cupboards under, tiled splashback, shower cubicle, extractor fan, ceiling spotlights, automated lighting, tiled flooring.

HOME OFFICE / STUDIO

11' 5" x 11' 2" (3.48m x 3.4m) Vinyl flooring with underfloor heating, bracket and wiring for wall mounted T.V., double glazed windows with plantation shutter blinds to rear aspect overlooking garden.



INTEGRAL DOUBLE GARAGE

18' 2" x 15' 2" maximum (5.54m x 4.62m) Roller shutter garage door, Joule hot water cylinder and pump system, wall mounted Worcester boiler supplying domestic hot water and central heating, manifolds for underfloor heating, wall mounted gas meter, power points and lighting.

FIRST FLOOR

Landing, glass balustrade, twin double glazed windows to front aspect with plantation shutter blinds overlooking driveway, double doored built-in wardrobe/cupboard, ceiling spotlights, doors to primary rooms.

BATHROOM

White suite comprising: P shaped panelled bath with mixer tap, separate shower and screen over, rectangular wash hand basin with drawers under, mirror with automated lighting over, vinyl flooring, close coupled w.c. with concealed cistern, double glazed window with plantation shutter blinds to front aspect, chrome heated towel rail.

BEDROOM 2

13' 7" x 11' 7" (4.14m x 3.53m) Double glazed window with plantation shutter blinds to rear aspect overlooking garden, radiator, built-in wardrobe, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled corner shower cubicle with curved doors, drench style hood and separate shower attachment, double glazed window with matching blinds to side aspect, chrome heated towel rail, vinyl flooring, concealed cistern w.c., wash hand basin with mixer tap, mirror with automated lighting, ceiling spotlights.

BEDROOM 5

11' 0" x 8' 2" (3.35m x 2.49m) Double glazed window with plantation shutter blinds to rear aspect overlooking garden, radiator.

BEDROOM 3

12' 6" x 10' 3" (3.81m x 3.12m) Double glazed window with plantation shutter blinds to rear aspect overlooking garden, radiator, range of sliding doored wardrobes to one wall with rail and shelving.

BEDROOM 4

12' 6" x 8' 9" (3.81m x 2.67m) Sliding doored built-in wardrobe to one wall with rail and shelving, high level double glazed windows to side aspect, double glazed window with plantation shutter blinds to front aspect, radiator.

OUTSIDE

To the rear of the house is a southerly facing full width large patio with side pedestrian access from either side of the house, to the right hand side is a brick retaining wall with manicured hedge, the left hand side is enclosed by fence panelling and matching hedge, to the southern end of the garden is a patio measuring approximately 15'0" x 9'0", covered hot tub area with spotlights and water and power supply.

GARDEN ROOM / BAR

32' 7" x 14' 5" (9.93m x 4.39m) Bi-folding doors to front aspect overlooking garden, large bar with zoned lighting, range of low level build-in cupboards with glass surface over, dishwasher, glazed fronted cold drinks cabinets, power points with USB ports, air conditioning unit, tiled flooring, bracket and wiring for wall mounted T.V.

AGENTS NOTES

Council Tax Band F – Havant Borough Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

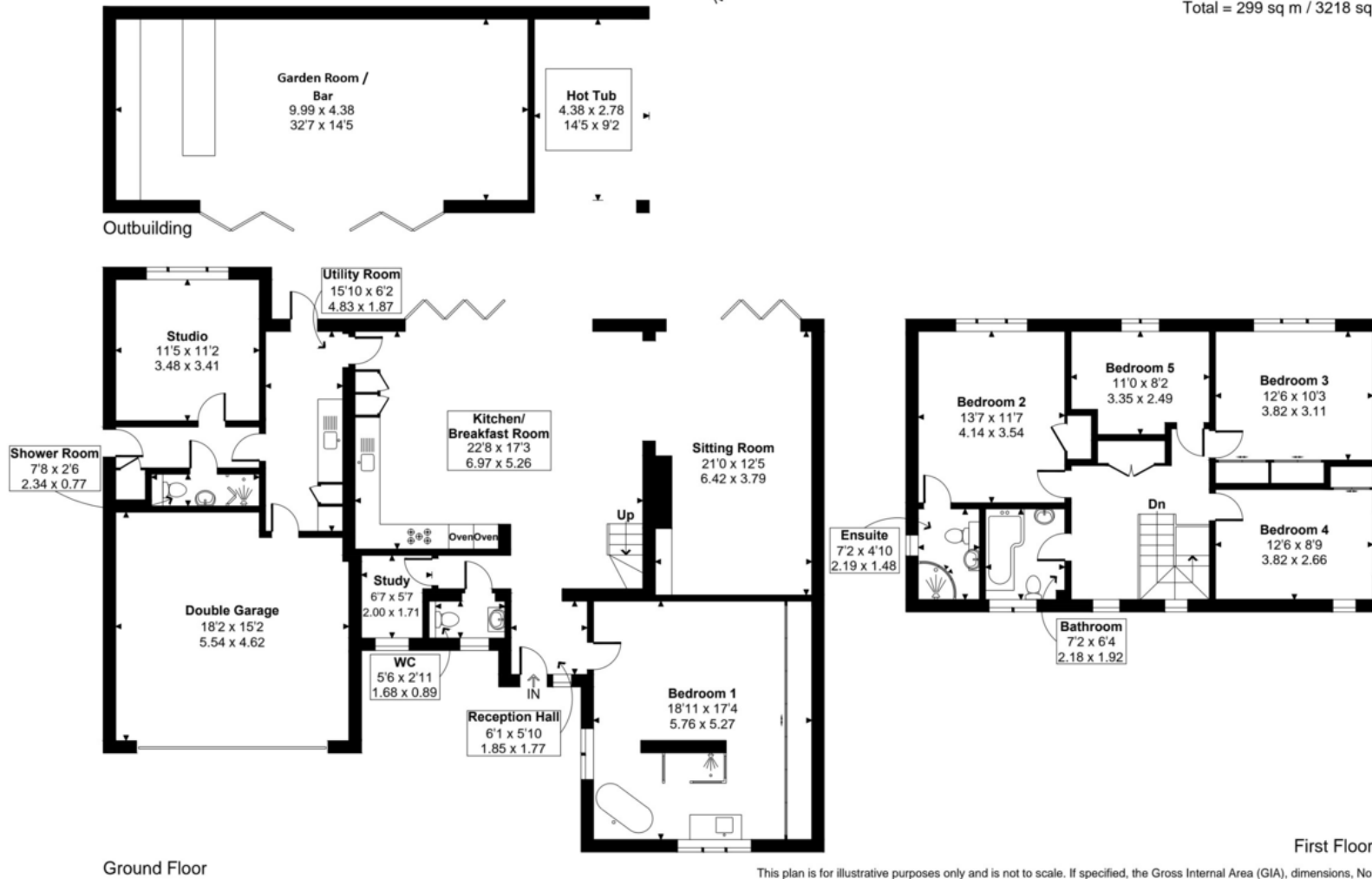
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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Approximate Gross Internal Area = 242.3 sq m / 2608 sq ft
 Outbuilding = 56.7 sq m / 610 sq ft
 Total = 299 sq m / 3218 sq ft



□ □ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

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