

Spinnaker Grange, Hayling Island, Hampshire

Asking Price: £875,000



Morris Dibben

Morris Dibben are delighted to present this spacious detached residence, nestled in a peaceful cul-de-sac within the charming and picturesque village of Northney, just moments from the Marina. Enjoying stunning views across Chichester Harbour, the Emsworth Channel, and open farmland to the rear with residents access to the King Charles footpath, this home offers a rare blend of rural tranquillity and coastal beauty. The property is thoughtfully equipped with double glazing, a gas radiator heating system, and an owned solar panels, ensuring both comfort and energy efficiency.

Inside, the generous accommodation unfolds with an inviting entrance hall leading to a cosy lounge with feature fireplace, a formal dining room, and a well appointed kitchen/breakfast room. A versatile family room and a utility room complete with lift access to the first floor add to the practicality of the layout, alongside a convenient cloakroom. Upstairs, the master suite includes a dressing room and en-suite shower room, complemented by four additional bedrooms, a second en-suite, and a stylish family bathroom.

The rear garden is a private haven, mainly laid to lawn with a charming summer house and a patio area ideal for outdoor entertaining. This exceptional home must be seen to be fully appreciated, and we warmly invite you to arrange an internal viewing.















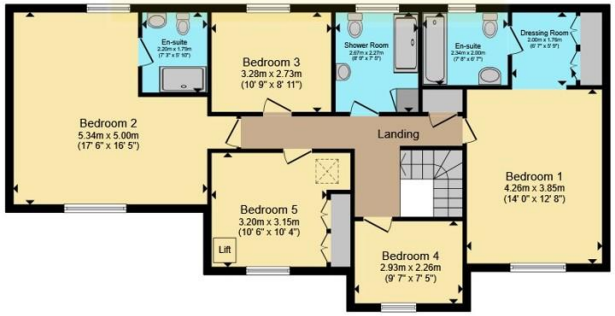






Ground Floor

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First Floor

Total floor area 200.6 m² (2,160 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **G**

Tenure: **Freehold**

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Viewing arrangement by appointment: **023 9246 5941**

haylingisland@morrisdibben.co.uk

2 Elm Grove, Hayling Island, Hampshire, PO11 9EF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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