

NEXA PROPERTIES

ILEX WALK, HAYLING ISLAND

OFFERS OVER £425,000









Positioned in a popular residential setting on Hayling Island, this substantial and highly versatile home offers over 2,000 sq ft of accommodation including the outbuilding, with generous living space, two exceptionally large bedrooms (space for 3 bedrooms upstairs with an erection of a stud wall or use of the downstairs lounge in the property's current configuration for a 3rd downstairs bedroom), a superb conservatory, extensive garage and a separate studio. The property also benefits from off-road parking on the driveway and is conveniently placed for local shops, everyday amenities, bus stops and transport links around the Island and towards Havant.

The ground floor opens through a generous reception hall, leading into a spacious living room and the kitchen/dining room. To the rear is the impressive conservatory, creating a fantastic additional reception space overlooking the garden. This room benefits from underfloor heating, air conditioning and an electrically operated Velux window, making it comfortable throughout the seasons. A ground-floor bathroom also features underfloor heating. One of the home's standout features is the substantial 25'9 x 11' garage, complete with an electric roller door and offering excellent space for vehicles, storage or workshop use.

Upstairs are two particularly impressive double bedrooms, with the principal bedroom measuring approximately 20'7 x 16'2 and Bedroom Two approximately 20'6 x 11'7. Both offer excellent proportions and useful eaves areas. The first floor is completed by a shower room, again benefiting from underfloor heating. Further storage is available within the loft, which has been boarded and fitted with lighting, providing a practical additional storage area.



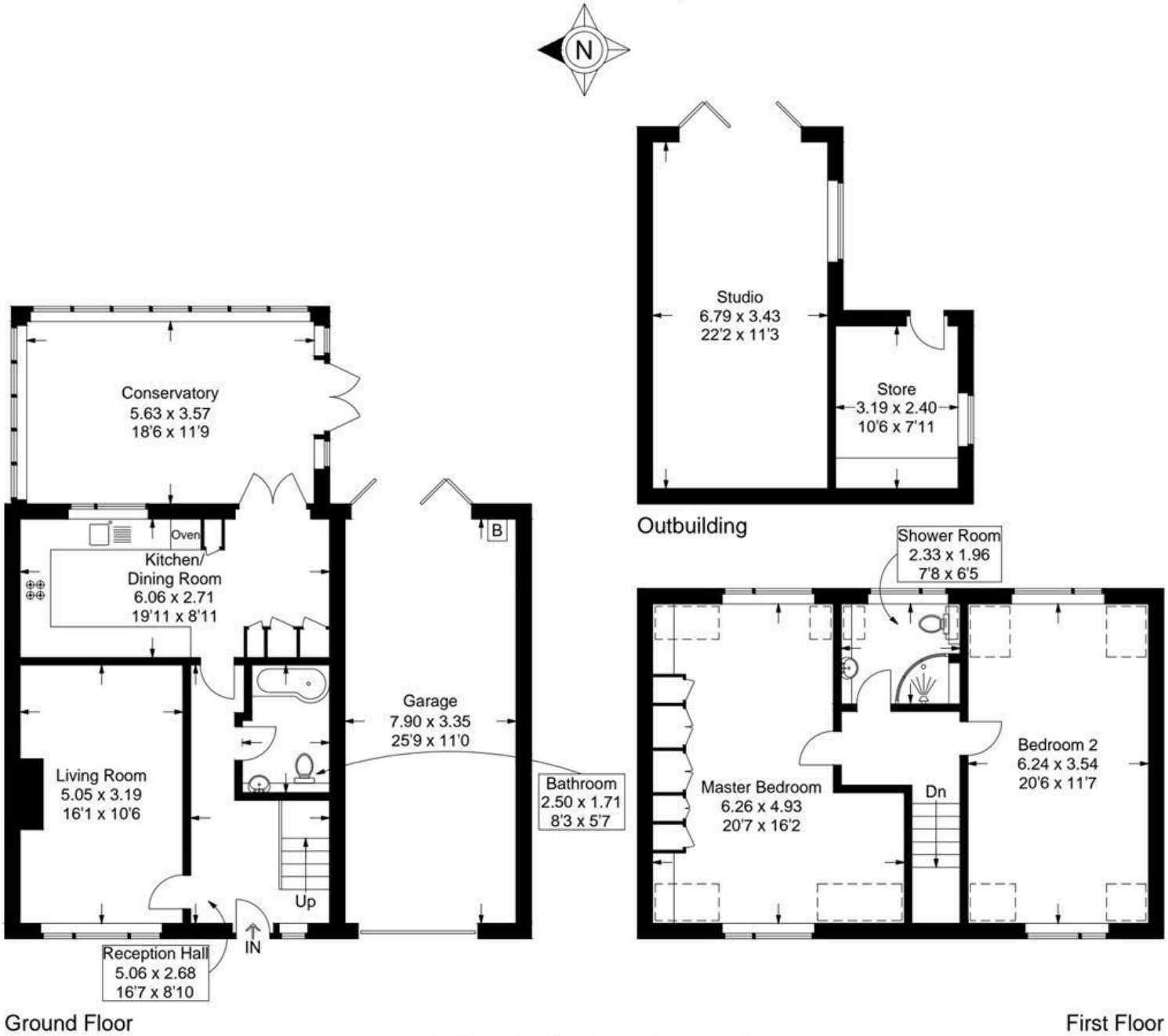




- OVER 2,000 SQ FT
- SUBSTANTIAL HOME
- TWO GENEROUS AND SPACIOUS BEDROOMS
- IMPRESSIVE REAR CONSERVATORY - USED ALL YEAR AROUND
- UNDERFLOOR HEATING AND AIR CONDITIONED CONSERVATORY
- TWO UNDERFLOOR HEATED BATHROOMS
- DRIVE THROUGH GARAGE WITH ELECTRIC DOOR TO FRONT
- DRIVEWAY PARKING AND FRONT GARDEN
- DETACHED GARDEN STUDIO AND STORE
- CLOSE TO LOCAL AMENITIES

Ilex Walk, Hayling Island

Approximate Gross Internal Area = 160.6 sq m / 1729 sq ft
Outbuilding = 31.9 sq m / 343 sq ft
Total = 192.5 sq m / 2072 sq ft



=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.