

Sinah Lane, Hayling Island, Hampshire

Asking Price: £750,000



Morris Dibben

Situated in the highly sought-after Sinah Lane, this impressive four-bedroom detached family home enjoys a private setting, within easy reach of Hayling Island's beach, golf club and beautiful coastal walks.

The property offers spacious and versatile accommodation throughout. The ground floor features a generous living room with multi-fuel burner, a distinctive dining area, modern fitted kitchen with integrated appliances and central island, separate utility room and a useful study which could also serve as a playroom or occasional fifth bedroom.

Upstairs are four well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite bathroom, complemented by a separate family bathroom.

Outside, the property enjoys a private rear garden with lawn, patio and an attractive pergola, providing an ideal space for entertaining. To the front is an extensive driveway offering ample off-road parking together with an integral double garage.

The generous plot also provides further potential to adapt or extend the property, subject to the necessary planning permissions, making this an exciting opportunity for buyers seeking a substantial family home in one of Hayling Island's most desirable locations.

Viewing is highly recommended to fully appreciate the setting, accommodation and potential on offer.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required...














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Sinah Lane, Hayling Island

Approximate Gross Internal Area = 196.7 sq m / 2118 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 19.1 sq m / 205 sq ft
Total = 215.8 sq m / 2323 sq ft



Ground Floor

First Floor

=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.





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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