

# *Hugh Hickman & Son*

*Valuers and Estate Agents*

**8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF**

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Hugh Hickman and Son are very pleased to offer for sale, this well-presented, spacious link-detached four bedroom house, which is located in a popular and convenient area. The property is situated only a short distance from both the beach and Hayling Island Sailing Club, with all its boating facilities. The property has many features including UPVC double glazing and gas central heating. The downstairs accommodation comprises an entrance porch, a hallway, lounge, spacious attractive kitchen / diner, bedroom one and a modern shower room. The first floor has a landing, three bedrooms and an attractive bathroom. The property also has a driveway, (with ample off road parking), an attached store, (which has an electric roller door), and a south facing rear garden, making it ideal either for a family or for the boating enthusiast.

Havant Town Centre with its train service to London is also only an approximate twenty-minute drive away.

Viewing is by appointment only please through Hugh Hickman and Son.

**16 EARNLEY ROAD  
HAYLING ISLAND  
HAMPSHIRE, PO11 9SU  
£465,000 FREEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF  
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Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

Attractive UPVC double glazed front door to:

ENTRANCE PORCH Inset ceiling spotlights. Space for coats etc. UPVC door to:

HALLWAY Laminated wood flooring. Stairs leading to the first floor. Radiator. Inset ceiling spotlights. Access through to:

LOUNGE **16' x 12'8" (4.87m x 3.86m)** Large UPVC double glazed window to the front. Two dimmer switches. Laminated wood flooring. Telephone point. Coved ceiling. Three attractive wall lights. Radiator. Access through to the inner hall. Part glazed double doors to:

KITCHEN / DINING ROOM **17'5" x 15'11" (5.30m x 4.85m) max.** The kitchen area is fitted on three sides with attractive units. Range of worktops with drawers and cupboards under. Inset single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards. Wide recess with a stainless steel Stoves cooker with a five ring gas hob. Stainless steel extractor over. Integral dishwasher. Integral fridge. Integral freezer. Small breakfast bar. Inset ceiling spotlights. Three dimmer switches. Access through to the dining area which has a radiator. South facing UPVC double glazed French doors, (with two matching UPVC double glazed side windows), to the rear garden. Television point. Inset ceiling spotlights. Two south facing UPVC double glazed Velux roof windows to the rear.

INNER HALLWAY Laminated wood flooring. Double door built in cupboard. Double door built in utility cupboard which has a wall hung Worcester gas boiler and space and plumbing for a washing machine. Doors to:

BEDROOM 1 **17'5" x 10'4" (5.30m x 3.14m) max.** South facing UPVC double glazed window to the rear. Radiator. Three dimmer switches. Inset ceiling spotlights. Television point.

SHOWER ROOM Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps, splashback tiles and a cupboard under. Fully tiled shower enclosure with both a hand and a drencher shower. Chrome heated towel rail / radiator. Extractor. Inset ceiling spotlights. Wall light.

## FIRST FLOOR

LANDING Access to the loft space, (with a pull down ladder). Inset ceiling spotlights. Doors leading to:

BEDROOM 2 **12' x 9'7" (3.65m x 2.92m)** Two UPVC double glazed windows to the front. Laminated wood flooring. Inset ceiling spotlights. Television point. Radiator.

BEDROOM 3 **11'11" x 9'7" (3.63m x 2.92m)** South facing UPVC double glazed window to the rear. Three multi-directional ceiling spotlights.

BEDROOM 4 **8'11" x 5'11" (2.73m x 1.81m)** UPVC double glazed window to the front. Radiator. Laminated wood flooring.

BATHROOM Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin with splashback tiles. Panelled bath with mixer taps and a Mira shower over. Side screen. Walls fully tiled to the bath area. Walls part tiled. Chrome heated towel rail / radiator. Inset ceiling spotlights. South facing UPVC double glazed window with obscured glass to the rear.

OUTSIDE Driveway to the front, (with ample off road parking). Attached store which has an electric roller door. Outside tap. Outside lights. Outside power point.

GARDENS The enclosed **rear garden** is south facing and laid to lawn. Decking area. Timber garden shed. Ideal for either children or the keen gardener.

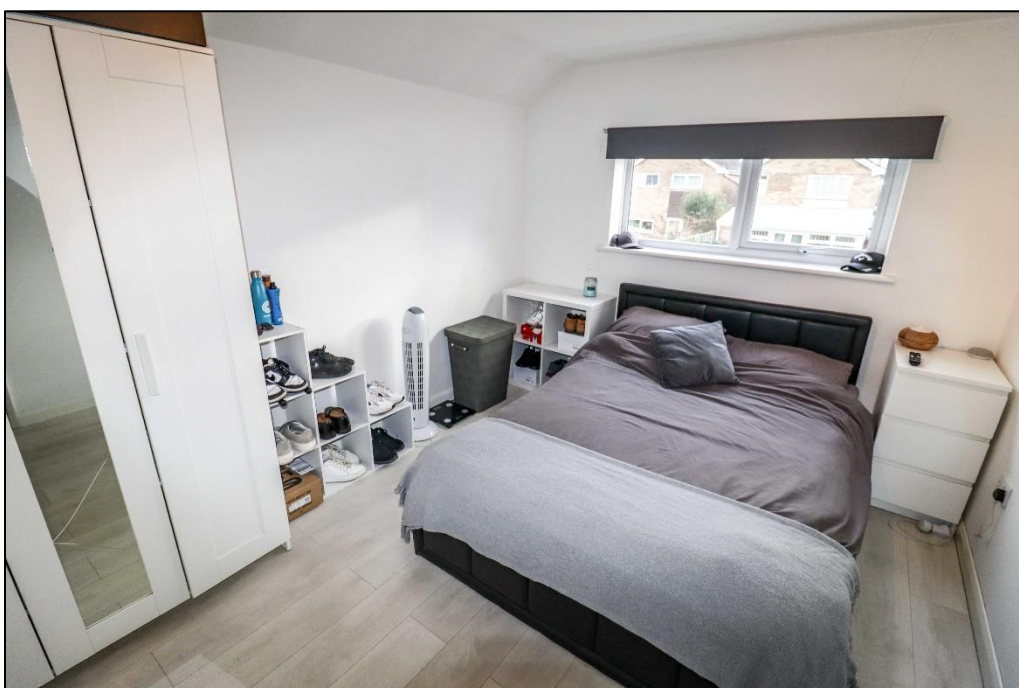
### VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON

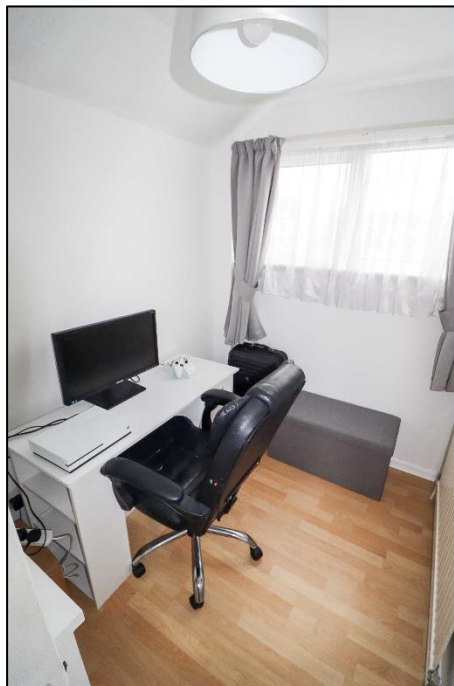
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Opening Hours : 9.00 am to 5.30 pm Monday to Friday  
9.00 am to 3.00 pm Saturday

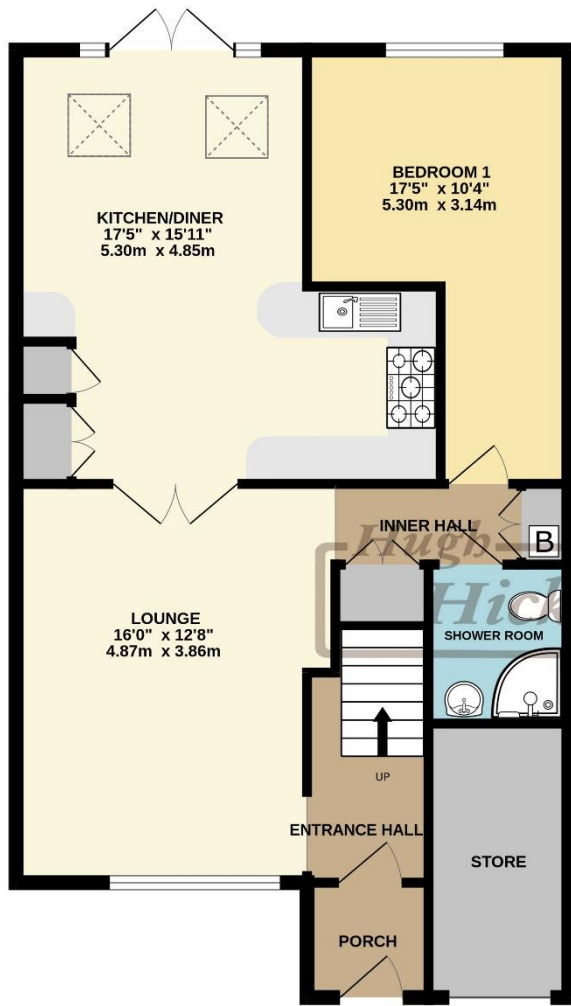




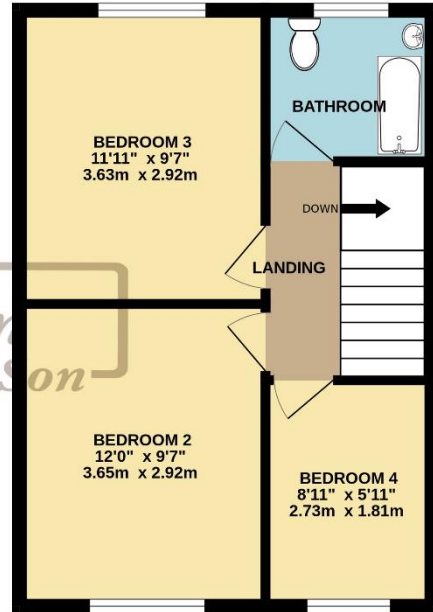




GROUND FLOOR



1ST FLOOR



GUIDANCE USE ONLY : NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		