

# *Hugh Hickman & Son*

*Valuers and Estate Agents*

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**THE PRIORY  
12 ALEXANDRA AVENUE  
HAYLING ISLAND  
HAMPSHIRE, PO11 9AL**

**£1,350,000 (FREEHOLD)**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF  
VAT No: 107 6574 65

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 Priory:** Built in 1905 this early Edwardian property was originally used as the summer residence, for a wealthy merchant.

In 1933 it became The Priory School, Hayling Island, and was used as an annexed boarding junior school for Lynton House School, Portsmouth (est.1890). Being in a comparatively sheltered position about 150 yards from the beach, the school became a happy haven for the children.

Today the Priory is very much a family home, sympathetically modernised, but still true to its Edwardian heritage.

The Priory is perfect for those who like to entertain. The large reception rooms and spacious downstairs areas creating a light airy ambience, further enhanced with generous access to both the north and south gardens through the Orangery with its vaulted sky lantern, or via the Drawing room with its unique “Shipwrights” ceiling.

A big bonus is the virtually self-contained Annex, ideally suited for an elderly relative or even as a B&B opportunity.

For those who enjoy an outdoor life, the beach is just at the end of the road being visible from the house, and the world famous” Seacourt Tennis Club” with its “Real Tennis” court is just a minutes’ walk away.

For the maritime fraternity, the Priory offers ample space on the front entrance driveway for storing Ribs or even trailer yachts, and is 2.6 miles, 8 x minute drive away from Hayling Island Sailing Club (HISC).

Golfers will find the Priory is 1.3 miles (4 x minute drive) from the challenging Links course at Hayling Island Golf club.

After twenty-three years of family life at the Priory, the current owners (recently retired) have decided to downsize and intend to remain on the island. They hope the new owners will enjoy the character and way of life the Priory has to offer.



The accommodation comprises:

ATTRACTIVE COVERED PORCH  
windows), to:

Tiled step. Feature part glazed door, (with two matching side

SPACIOUS HALLWAY

a recess under. Radiator. Doors leading to:

Picture rail. Space for coats etc. Staircase leading to the first floor with

CLOAKROOM

with mixer taps. Radiator. Extractor. Laminated wood flooring.

Fitted with an attractive white suite. Low level WC. Wash hand basin

FAMILY ROOM

and an attractive surround.

**18'1" x 16'5" (5.51m x 5m) max.** Five UPVC double glazed picture

LOUNGE

a tiled hearth and an attractive surround. Wide glazed bi-fold doors leading to the Orangery. Doors leading to:

**25'2" x 21'5" (7.67m x 6.52m)** Three south facing part glazed

DINING ROOM

Part glazed door to the south facing covered veranda.

**22'2" x 13' (6.75m x 3.96m)** Four south facing picture windows in a

KITCHEN / BREAKFAST ROOM

Glazed door to the Orangery. Part glazed door to:

**20'11" x 13' (6.37m x 3.96m)** Fitted on all sides with attractive soft

UTILITY ROOM

boiler.

**13'1" x 8'4" (3.98m x 2.54m)** Range of worktops. Space and

ORANGERY

Two radiators. Television point. Attractive cast iron log burner. Inset ceiling spotlights.

**23' x 20'6" (7.01m x 6.24m)** Three part glazed casement doors

INNER HALLWAY

Doors to:

(could possibly be a kitchen for an annexe etc). Shelving. Access to

BATHROOM

Shaver point. Extractor. UPVC double glazed window with obscured glass to the front.

Fitted with an attractive white suite. Low level WC. Pedestal wash

BEDROOM 5

Door to:

**13'1" x 10'10" (3.98m x 3.30m)** UPVC double glazed window to the

STUDY

Telephone point.

UPVC double glazed window to the front. Radiator. Picture rail.

## FIRST FLOOR

LANDING

Doors leading to:

UPVC double glazed window to the rear. Two double glazed Velux roof

BEDROOM 1

Door to:

**14'5" x 13'1" (4.39m x 3.98m)** South facing UPVC double glazed

SHOWER EN-SUITE

Double glazed roof window to the rear.

Fitted with an attractive white suite. Low level WC. Pedestal wash

**BEDROOM 2** **13'4" x 8'3" (4.06m x 2.51m)** UPVC double glazed window to the front. Radiator. Built in cupboard. Double door fitted wardrobe. Door to:

**SHOWER EN-SUITE** Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin with splashback tiles. Fully tiled shower enclosure with a mixer shower. Radiator. Double glazed roof window to the front. Double door fitted cupboard.

**BEDROOM 3** **13' x 10'8" (3.96m x 3.25m)** South facing UPVC double glazed window with pleasant views over the rear garden and some sea glimpses. Radiator.

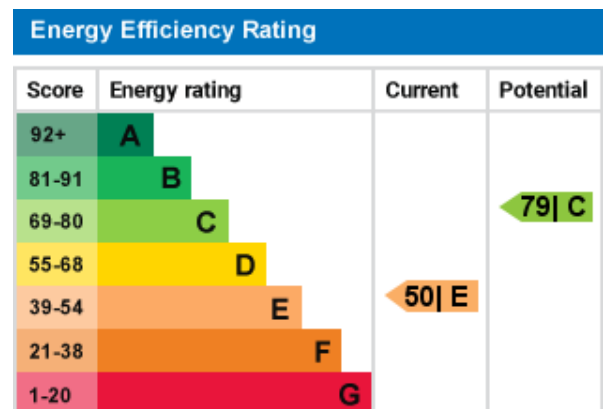
**BEDROOM 4** **16'5" x 13' (5m x 3.96m) max.** Recess for a double bed. Radiator. Television point. Door giving access to the eaves storage. Access to the loft space. Feature high level window to the front. Fitted shelving. Recessed wardrobe. Small window to the rear. Access through to:

**STUDY / DRESSING AREA** **8'8" x 8'6" (2.64m x 2.59m)** located in the turret. Five UPVC double glazed windows to the rear. Two radiators.

**BATHROOM** Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin with splashback tiles. Panelled bath with mixer taps. Fully tiled shower enclosure with a Bristan shower. Walls part tiled. Radiator. Two feature angled windows to the side. Door giving access to the eaves storage space. Door to the large cupboard. Inset ceiling spotlights. Small UPVC double glazed window with obscured glass to the rear. Extractor.

**OUTSIDE** Large driveway, (with an in and out drive), with ample off road parking for cars, a boat or a motorhome etc. Two feature side accesses with original gates. Two outside taps. Outside lights. Detached matching 29'5" x 10'7" (8.96m x 3.22m) garage, (internal measurements), which has double timber doors to the front, a window to the rear, a UPVC double glazed door to the rear and electric light and power.

**GARDENS** The pretty **south facing garden area** is laid to lawn. Large attractive 20'1" x 7'2" (6.12m x 2.18m) covered veranda which has tiled flooring and a feature grape vine. Very large paved patio area. Well-stocked borders. Laid to lawn. Mature trees, shrubs and bushes. Brick raised borders. Feature brick built fire pit. The pretty mature **north garden area** is laid to lawn. Greenhouse. Large timber 15'5" x 9'7" (4.69m x 2.92m) insulated workshop which has electric light and power. Second paved patio area with a wooden pergola. Two timber garden sheds. Well-stocked borders. Mature trees, shrubs and bushes. An ideal garden for either children, the keen gardener or for entertaining.



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

Please note the services and appliances have not been tested and all measurements are approximate. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.  
Opening Hours : 9.00 am to 5.30 pm Monday to Friday  
9.00 am to 3.00 pm Saturday











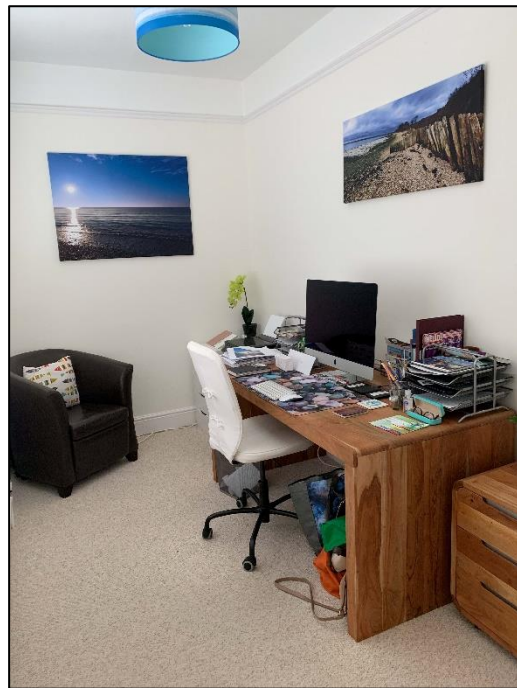
















































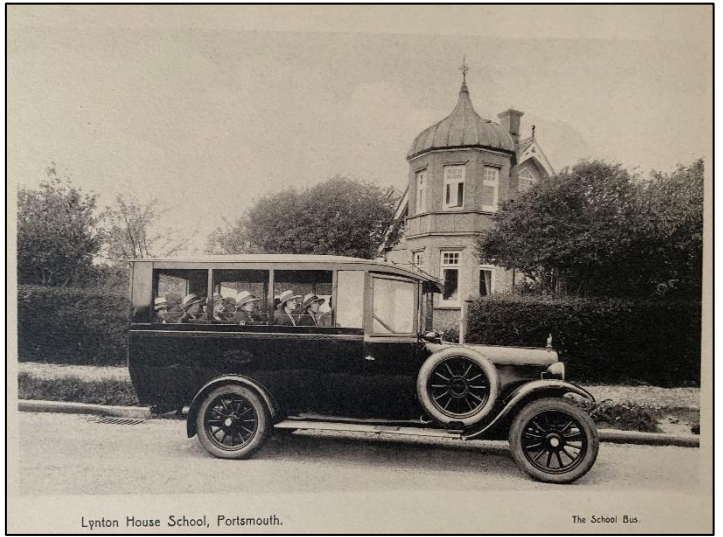


# The Priory School

Telephone :  
Hayling Island 77803

Kindergarten :  
Boys to 8½ years approximately.  
Girls to G.C.E. standard.

Principal : MISS P. E. RAPLEY,  
B.A. (Lond.).



Lynton House School, Portsmouth.

The School Bus.

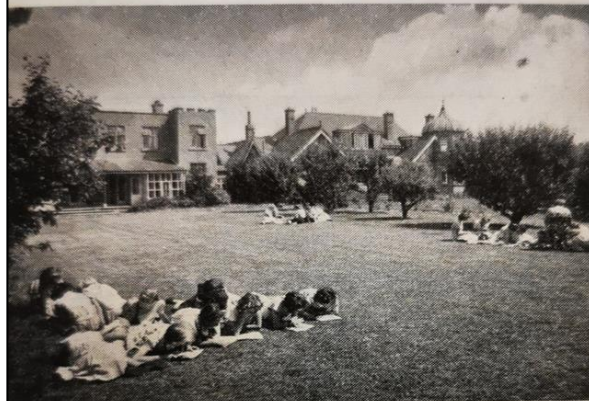


DINING ROOM

# The Priory

HAYLING ISLAND

(LYNTON HOUSE SCHOOL, PORTSMOUTH)



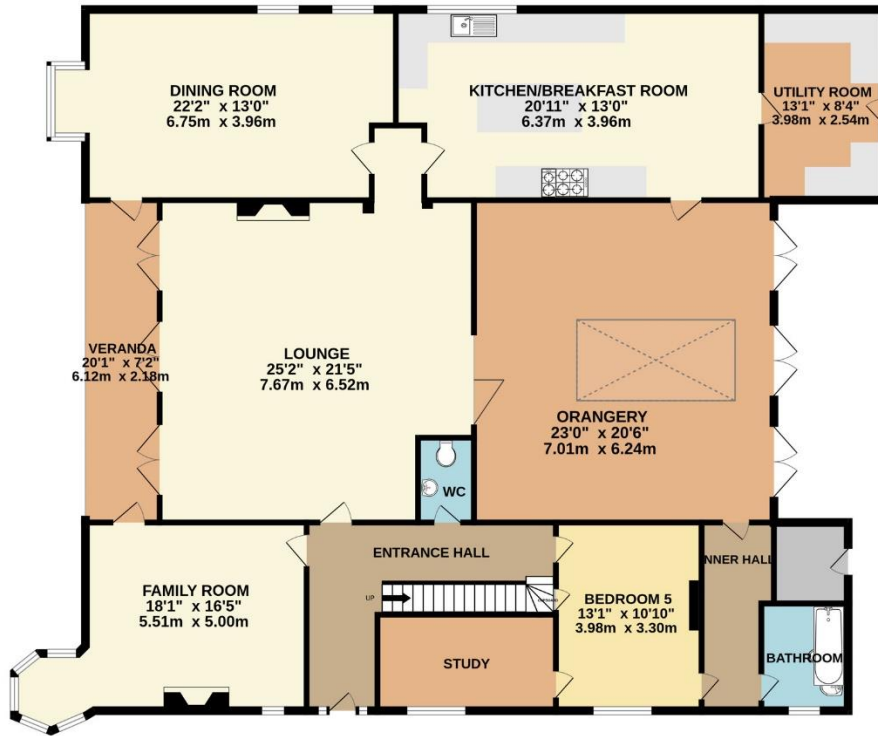
BOARDING AND DAY  
SCHOOL FOR GIRLS  
to  
SCHOOL LEAVING AGE  
and  
BOYS TO EIGHT YEARS

Principals :  
Miss C. E. THORPE and Miss P. RAPLEY, B.A.

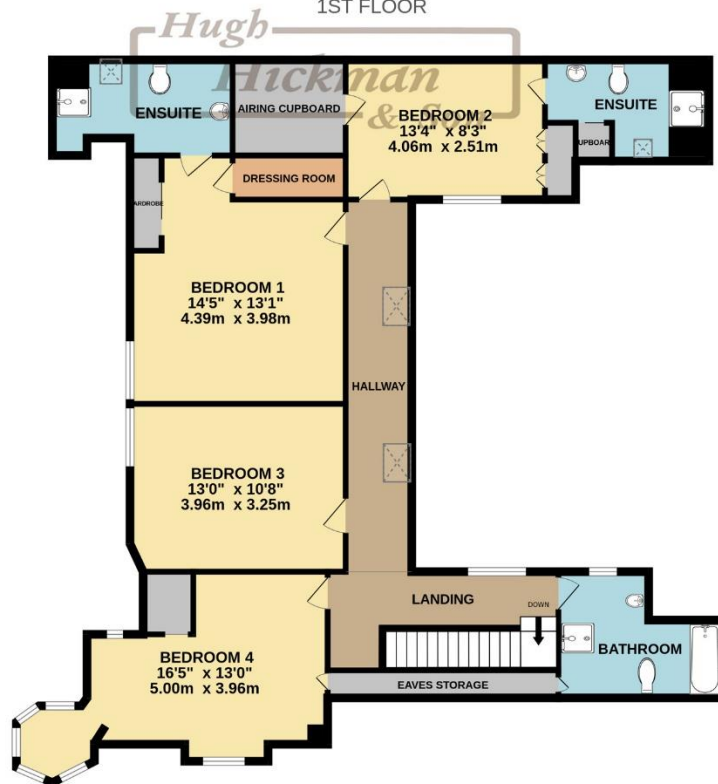
Tel. 77803



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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