

Hugh Hickman & Son

Valuers and Estate Agents

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Hugh Hickman and Son are very pleased to offer for sale this rare opportunity to purchase a very established bed and breakfast in a prime position on Hayling Island. The property is situated in a prominent position in the north of Hayling Island and only a short distance from Havant Town Centre with its train service to London and road links to Portsmouth and Southampton. This eight bedroom property has been modernised and updated by the present owners and the property has five guest bedrooms, (all with en-suites), a guest lounge and dining room. The owners accommodation comprises an attractive kitchen, utility room, cloakroom, two bedrooms, (both with en-suites), a large lounge, (with a balcony with pleasant views towards Langstone Harbour), and a dining room. The property also benefits from a separate one bedroom two storey annexe, (which also has a bathroom, lounge and a kitchen), making it ideal for either an elderly relative, teenager or as additional guest accommodation as currently utilised. Other features of the property include UPVC double glazing, gas central heating, attractive gardens and a large area of brick paved driveway, (with ample off road parking).

Please contact us for further information, (or look at TripAdvisor or www.whitehousehayling.co.uk).

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

**‘THE WHITE HOUSE’
250 HAVANT ROAD
HAYLING ISLAND
HAMPSHIRE, PO11 0LN
£825,000 FREEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 9355308 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 accommodation comprises:

UPVC double glazed front door to:

SPACIOUS PORCH Ten UPVC double glazed picture windows. Radiator. Feature wall light.
UPVC double glazed door to:

INNER HALLWAY Coved ceiling. Alarm system controls. Decorative dado rail. Cupboard which houses the electricity mains with a circuit breaker system. Access through to:

HALLWAY Coved ceiling. Decorative dado rail. Radiator with a fitted cover. Doors leading to:

RESIDENTS DINING ROOM **15' x 13'10" (4.57m x 4.21m)** UPVC double glazed windows in a bay to the front. Coved ceiling. Ceiling fan and light. Feature fitted electric fire with an attractive surround. Two wall lights. Double radiator. Television point. Decorative dado rail. Door to the lobby. Access through to:

RESIDENTS LOUNGE **10'1" x 9'1" (3.07m x 2.76m)** Double radiator. Television point. UPVC double glazed window to the front. Coved ceiling. UPVC double glazed window to the side.

THE 'PLUM ROOM' (guest bedroom) **13' x 11'10" (3.96m x 3.60m) max** UPVC double glazed bay windows to the front. Television point. Radiator. Coved ceiling. South facing UPVC double glazed window to the side. Door through to:

SHOWER EN-SUITE Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and splashback tiles and a cupboard under. Fully tiled shower enclosure with a Triton shower. Extractor. Radiator. Coved ceiling. Ceramic tiled floor. Walls fully tiled. Shaver light and point.

THE 'BLACK ROOM' (guest bedroom) **11'10" x 9'6" (3.60m x 2.89m) max** South facing UPVC double glazed window to the side. Radiator. Decorative dado rail. Coved ceiling. Television point. Door through to:

SHOWER EN-SUITE Fitted with an attractive white suite. Low level WC. Vanity wash hand basin with splashback tiles. Fully tiled shower enclosure with a Triton shower. Extractor. Coved ceiling. Radiator. Ceramic tiled floor. Shaver light and point.

THE 'TEAL ROOM' (guest bedroom) **12'5" x 12' (3.78m x 3.65m)** South facing UPVC double glazed window to the side. Radiator. Decorative dado rail. Television point. Coved ceiling. Door through to:

SHOWER EN-SUITE Fitted with a white suite. Low level WC. Wash hand basin with splashback tiles. Fully tiled shower enclosure with a Mira shower. UPVC double glazed window with obscured glass to the rear. Radiator. Extractor. Ceramic tiled floor. Recessed shelving.

THE 'BLUE ROOM' (guest bedroom) **11' x 10' (3.35m x 3.04m)** Decorative dado rail. Radiator. Coved ceiling. Two inset ceiling spotlights. Shaver light and point. Television point. Access through to the **11' x 7' (3.35m x 2.13m)** guest lounge area or further sleeping area, which has a UPVC double glazed window to the rear. Radiator. Coved ceiling. Decorative dado rail. Door through to:

SHOWER EN-SUITE Fitted with an attractive white suite. Low level WC. Wash hand basin. Fully tiled shower enclosure with a Triton shower. Ceramic tiled floor. Walls fully tiled. Access to the loft space. Radiator.

THE 'RED ROOM' (guest bedroom) **10'1" x 9'2" (3.07m x 2.79m)** UPVC double glazed window to the side. Coved ceiling. Radiator. Display alcove with shelving. Television point. Door through to:

SHOWER EN-SUITE Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin. Fully tiled shower enclosure with a chrome shower. Coved ceiling. UPVC double glazed window with obscured glass to the side. Radiator. Walls fully tiled. Ceramic tiled floor. Extractor.

OWNERS ACCOMODATION

SPACIOUS LOBBY

Plenty of space for a computer desk etc. Stairs leading to the first floor with a cupboard under. Decorative dado rail. Radiator. Coved ceiling. Telephone point. Wall lights. Return door leading to the hallway. Return door to the dining room. Door through to:

KITCHEN

13'4" x 13'2" (4.06m x 4.01m) Well fitted on all sides with attractive modern 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, (with concealed lighting under). Recess with a NewWorld range cooker with a seven ring gas hob. Stainless steel extractor over. Built in eye level Bosch stainless steel oven. Wide recess for a fridge/freezer. Altro flooring. Eight inset ceiling spotlights. UPVC double glazed window to the side. Recess with plumbing for a dishwasher. Recess for a tumble dryer. Built in Bosch dishwasher. Archway through to:

BREAKFAST ROOM

10'10" x 9'7" (3.30m x 2.92m) Worktops with drawers and cupboards under. Radiator. Space for a table etc. Walls part tiled. Inset ceiling spotlights. Extractor. UPVC double glazed window to the side, (with pleasant views over the gardens). UPVC double glazed door to the side. UPVC double glazed window with pleasant views over the rear garden. Door through to:

CLOAKROOM/UTILITY AREA

Fitted with an attractive white suite. Feature Low level WC/basin combination unit with mixer taps. Walls part tiled. Radiator. Ceramic tiled floor. Two inset ceiling spotlights. UPVC double glazed window with obscured glass to the rear. Space and plumbing for a washing machine.

FIRST FLOOR

LANDING

Coved ceiling. Door giving access to the eaves storage space. Doors leading to:

LOUNGE

16' x 14'2" (4.87m x 4.31m) UPVC double glazed window with pleasant views towards Langstone Harbour. Two double glazed Velux roof windows to the side. UPVC double glazed door leading to the enclosed balcony which has pleasant views towards Langstone Harbour. Television point. Coved ceiling. Two dimmer switches. Wide archway through to:

DINING ROOM

11'2" x 10'4" (3.40m x 3.14m) UPVC double glazed window to the side. Decorative dado rail. Double radiator. Door giving access to the eaves storage space. Telephone point.

BEDROOM 1

14' x 11'7" (4.26m x 3.53m) Fitted with a range of bedroom furniture including wardrobes, cupboards and drawers. Double radiator. Coved ceiling. Ceiling fan and light. Inset ceiling spotlights. Archway through to the dressing area which has a south facing double glazed roof window to the side. Archway through to the study area which has a double glazed window. Door through to:

BATHROOM EN-SUITE

Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin. Panelled bath with telephone style mixer taps and a hand shower. Fully tiled shower enclosure with a Mira shower. Chrome fittings. Altro flooring. Radiator. Fitted vanity unit with a shaver point and two inset lights. Walls fully tiled. Four inset ceiling spotlights. UPVC double glazed window with obscured glass to the side.

BEDROOM 2

12'4" x 9'3" (3.75m x 2.81m) South facing double glazed roof window to the side, (with a fitted blind). Television point. Access to the loft space. Double radiator. Coved ceiling. Four inset ceiling spotlights.

BATHROOM EN-SUITE

Fitted with a white suite. Low level WC. Pedestal wash hand basin. Panelled bath with a Mira shower. Side screen. Walls fully tiled. South facing UPVC double glazed window to the side. Four inset ceiling spotlights. Radiator.

THE ANNEXE

The accommodation comprises:

UPVC double glazed front door to:

KITCHEN

11' x 7'5" (3.35m x 2.26m) max Fitted with a range of worktops with drawers and cupboards under. Inset single drainer sink unit with mixer taps and a cupboard under. Built in stainless steel oven with an inset four ring gas hob above. Stainless steel extractor over. Integral fridge. Built in microwave. UPVC double glazed window to the side. Walls part tiled. Wall hung gas boiler. Stairs leading to the first floor with a recess under.

FIRST FLOOR

OPEN PLAN LOUNGE/

BEDROOM AREA

20'7" x 10'8" (6.27m x 3.25m) Television point. South facing double glazed Velux roof window to the side. Eaves storage space. Coved ceiling. Radiator. Access through to:

SHOWER ROOM

Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and a cupboard under. Fully tiles shower enclosure with a mixer shower. Chrome heated towel rail/radiator. Matching fitted cupboards. Inset ceiling spotlights. UPVC double glazed window with obscured glass to the side.

OUTSIDE

Large area of brick paved driveway, (with ample off road parking). Wide side access with a gate. Outside lights. Two outside taps. Detached **23' x 8'7" (7.01m x 2.61m)** store / workshop which has electric light and power and a door to the side. Gate to the side giving access to New Cut.

GARDENS

The **front garden** is laid mainly for easy maintenance. Pedestrian gate to the front garden. Pedestrian gate to the front. Mature trees, shrubs and bushes. The pretty **rear garden** has a two tier paved patio area with a corner summer house and a covered seating area. Ornamental shingled area. Lots of raised flower beds. Plenty of shrubs and bushes. Large seating area with a pergola over and large wooden garden shed to the rear.



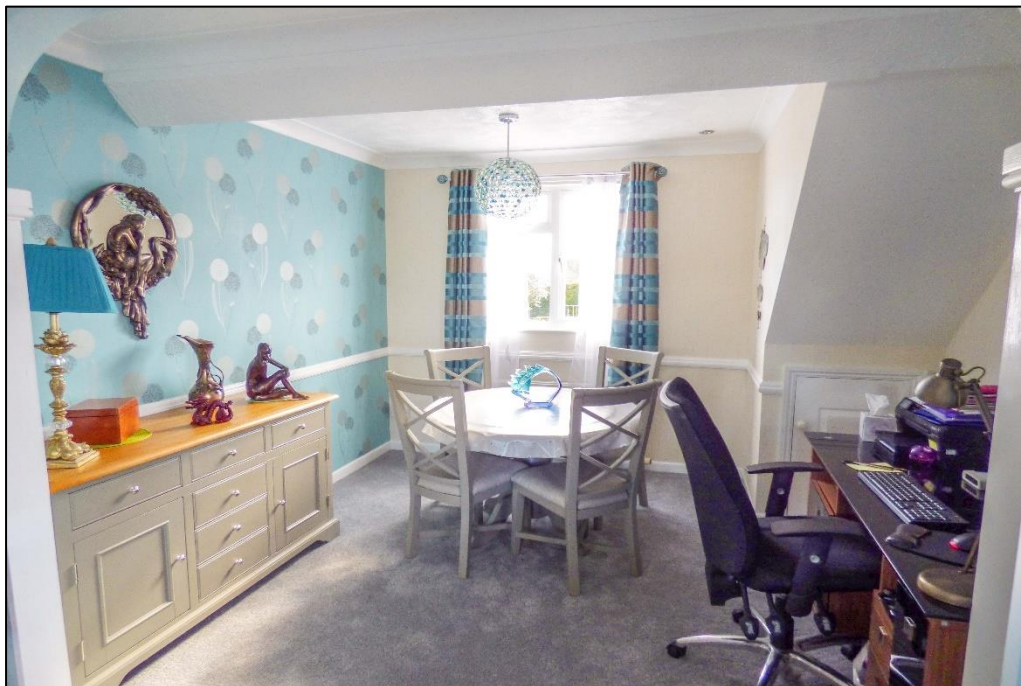






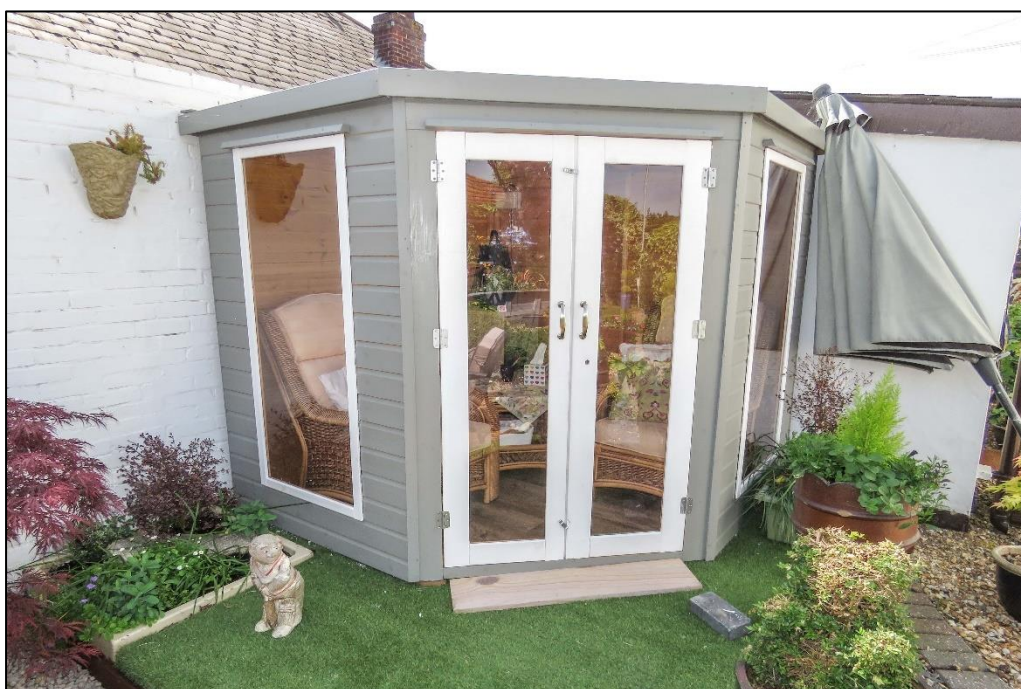












This floor plan shows a 4-bedroom house with a central hall and stairs. The layout includes a lounge, dining room, kitchen, breakfast room, and utility area. There are four guest bedrooms in various colors (red, blue, teal, black, plum) and an annex kitchen. The house also features a porch, a lobby, and several ensuites. The central hall contains a staircase with an 'UP' arrow.

Room Details:

- BREAKFAST ROOM:** 9'7" x 10'10" (2.92m x 3.30m)
- UTILITY / WC:** Includes a toilet and a cupboard.
- 7'0" x 11'0" (2.13m x 3.35m):** A large yellow rectangular room.
- ENSUITE:** Two ensuites are shown, one with a bathtub and one with a shower.
- ANNEX KITCHEN:** 7'5" x 11'0" (2.29m x 3.35m), located near the stairs.
- KITCHEN:** 13'3" x 15'4" (4.03m x 4.68m), includes a sink and a refrigerator.
- BLUE GUEST BEDROOM:** 11'0" x 10'0" (3.35m x 3.04m)
- TEAL GUEST BEDROOM:** 12'0" x 12'5" (3.65m x 3.78m)
- ENSUITE:** One shown with a bathtub.
- LOBBY:** A central area with a staircase leading 'UP'.
- RED GUEST BEDROOM:** 9'2" x 10'1" (2.79m x 3.07m)
- BLACK GUEST BEDROOM:** 11'10" x 9'6" (3.60m x 2.89m)
- ENSUITE:** Two shown, one with a bathtub and one with a shower.
- DINING ROOM:** 13'10" x 15'0" (4.21m x 4.57m)
- LOUNGE:** 9'1" x 10'1" (2.76m x 3.07m)
- PLUM GUEST BEDROOM:** 13'0" x 11'10" (3.96m x 3.60m)
- HALL:** A central corridor connecting the rooms.
- PORCH:** A small outdoor area at the bottom.

The floor plan shows a 4-bedroom house with the following layout:

- OPEN PLAN LOUNGE / BEDROOM:** 10'8" x 20'7" (3.25m x 6.27m). Features a staircase leading DOWN.
- SOWER ROOM:** Located adjacent to the Open Plan Lounge / Bedroom.
- ENSUITE:** Located adjacent to the Shower Room.
- BEDROOM 1 PRIVATE:** 14'0" x 11'7" (4.26m x 3.53m).
- ENSUITE:** Located adjacent to Bedroom 1 Private.
- LANDING:** Central landing area with a staircase leading DOWN.
- BEDROOM 2 PRIVATE:** 9'3" x 12'4" (2.81m x 3.75m).
- LOUNGE PRIVATE:** 16'0" x 14'2" (4.87m x 4.31m).
- DINING ROOM PRIVATE:** 10'4" x 11'2" (3.14m x 3.40m).
- BALCONY:** Located adjacent to the Lounge Private.

EU Directive
2002/91/EC

BUSINESS SUMMARY

Business Details

The particular highlights of the business are:

- Ideally located concern offering excellent lifestyle
- A well established business
- Good loyal clientele and a high level of repeat business
- Outstanding tourist trade
- All year weekday business clients
- Just undergone a complete refurbishment
- Fully equipped (by negotiation)
- Very successful up and running web site plus high profile on Google

Property Details

A spacious detached house with accommodation for up to 15 guests.

In addition to the Quality in Britain 4 Star rating the B&B also boasts:

- Double, Twin and Single bedrooms (5 of which are on the ground floor)
- En-suite facilities to all rooms
- Flat screen TV/DVD player in all rooms (by negotiation)
- Tea/coffee making facilities, hairdryer etc (by negotiation)
- Free parking for up to 5 vehicles plus easy parking on wide side road.
- Pleasant gardens with lots of seating for guests use. Designated smoking area with covered seating.
- Complies with H&S including mains smoke detectors, fire doors, relevant fire certificates and meets the fire precautions requirements

Growth Potential

The business has good potential to increase turnover by:

- Refiguring the owners accommodation to increase the number of guest rooms
- Offering evening meals and high teas
- Conversion of the external storeroom to self-contained units.

Support and Training

The owners would be available for extensive training and a handover period for the benefit of the new owners if required.

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