



AUSTEN GARDENS

BOUND LANE, HAYLING ISLAND

A PRESTIGIOUS NEW DEVELOPMENT FROM KINGHAM HOMES



Austen Gardens
offers a unique
opportunity to
acquire a beautiful
new home in the
sought after Bound
Lane, Hayling Island





Austen Gardens

An exclusive development of 10 stylish and thoughtfully designed homes just 2 minutes from the beach.



Bound Lane is one of the most sought after addresses on the Island, being adjacent to the quietest beach on the Seafront. The beach is backed by a wide stretch of grassland with pretty beach huts. An ideal position to enjoy relaxed seaside living.

Austen Gardens, a quiet cul-de-sac in Bound Lane, represents a unique opportunity to acquire a distinctive new home individually designed and built by Kingham Homes to exacting standards in a sensitively landscaped environment.





Hayling Island

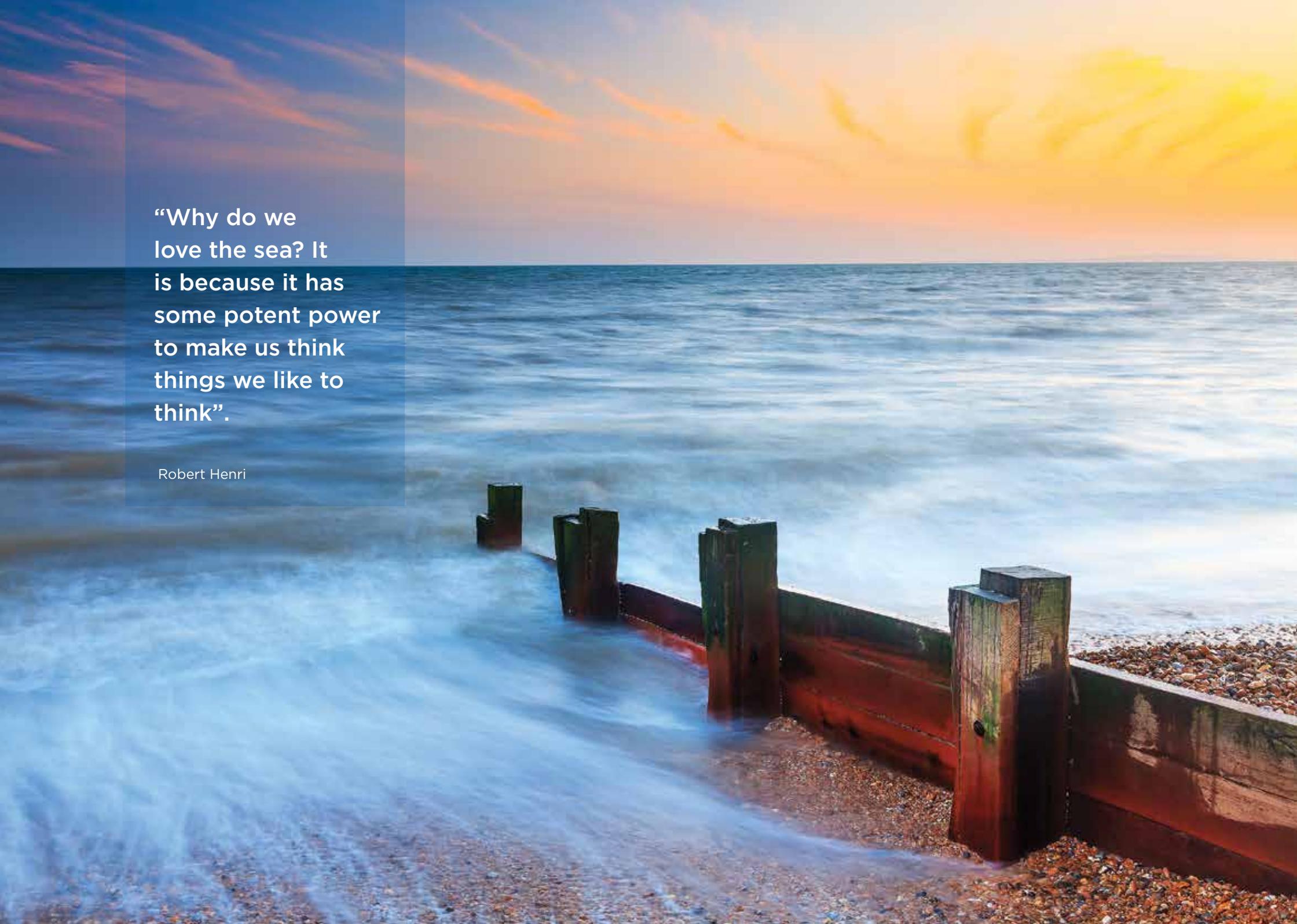
Hayling Island is bordered by Chichester and Langstone harbours and enjoys three miles of award winning Blue Flag beaches. Havant town centre is just 5 miles away and the picturesque town of Emsworth 7 miles. Portsmouth with its historic dockyard as well as Gunwharf Quays with its range of designer retail outlets bars and restaurants is also closeby.

For walkers and cyclists there is the 4 mile long Billy Coastal Path. There are plenty of other sporting and outdoor activities to enjoy, Windsurfing (invented on Hayling Island) and kitesurfing are popular. Hayling Island Sailing Club at Sandy Point enjoys an enviable reputation and regularly hosts national events.



A few minutes from Austen Gardens is Hayling Golf Club, one of the best 18 hole links courses in the South. The modern club house enjoys magnificent views over the Solent to the Isle of Wight.





“Why do we
love the sea? It
is because it has
some potent power
to make us think
things we like to
think”.

Robert Henri



Library

Hayling Health Centre

Post Office

Main Shopping Area

Austen Gardens

Hayling Coastguard Station

Mengham Park

Tournerbury Woods Estate

Site Plan

Austen Gardens is situated at the North end of Bound Lane, close to local amenities and a short stroll from the seafront. The development has been sensitively planned and each home enjoys a good sized plot.





1 & 2 AUSTEN GARDENS

- Open plan kitchen/dining room with french doors to rear garden
- Living room with bay window
- Fitted wardrobe to bedroom 2
- Master bedroom with ensuite & fitted wardrobe
- Family bathroom
- Rear garden & two parking spaces

No. 1 GROUND FLOOR

Living Room	4.13 x 5.57	13' 7" x 18' 3"
Kitchen/Dining	5.50 x 3.66	18' 1" x 12' "

No. 2 GROUND FLOOR

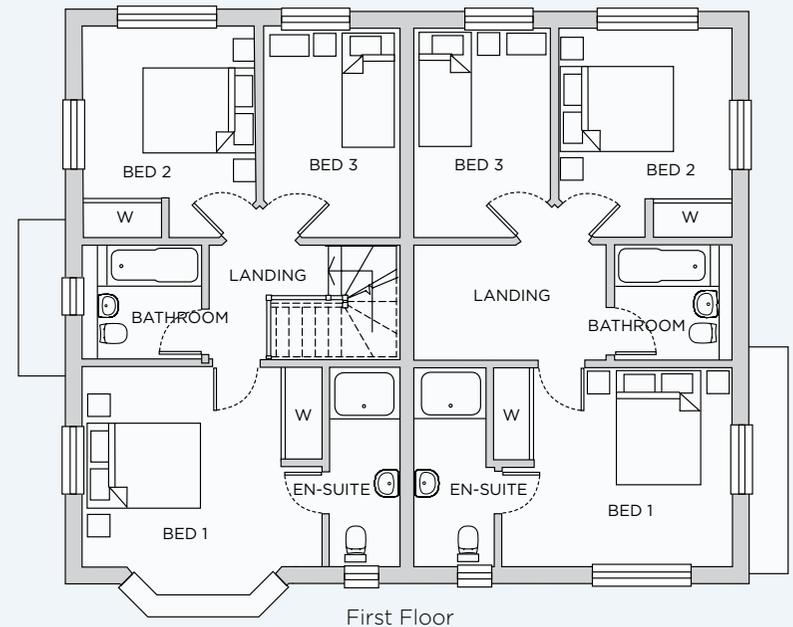
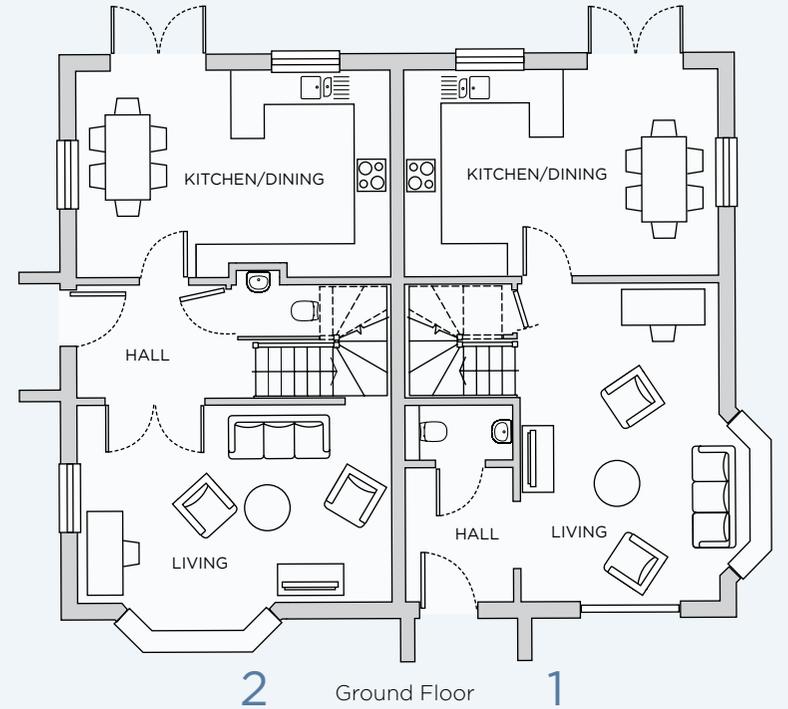
Living	5.52 x 4.05	18' 1" x 13' 3"
Kitchen/Dining	5.50 x 3.66	18' 1" x 12' "

No. 1 FIRST FLOOR

Bed 1	4.03 x 3.47	13' 3" x 11' 5"
Bed 2	3.03 x 3.70	9' 11" x 12' 2"
Bed 3	2.35 x 3.66	7' 9" x 12' "

No. 2 FIRST FLOOR

Bed 1	4.19 x 4.01	13' 9" x 13' 2"
Bed 2	3.03 x 3.70	9' 11" x 12' 2"
Bed 3	2.35 x 3.66	7' 9" x 12' "





3 AUSTEN GARDENS

- Spacious, 4 bedroom detached home
- Kitchen/dining room with french doors to rear garden
- Ground floor study/4th bedroom
- Master bedroom with ensuite & fitted wardrobe
- Garage with 2 parking spaces
- Fitted wardrobes to bedrooms 2 & 3

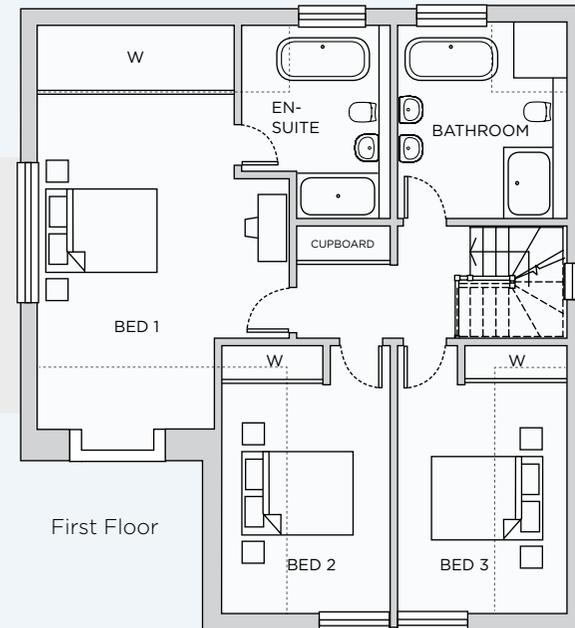
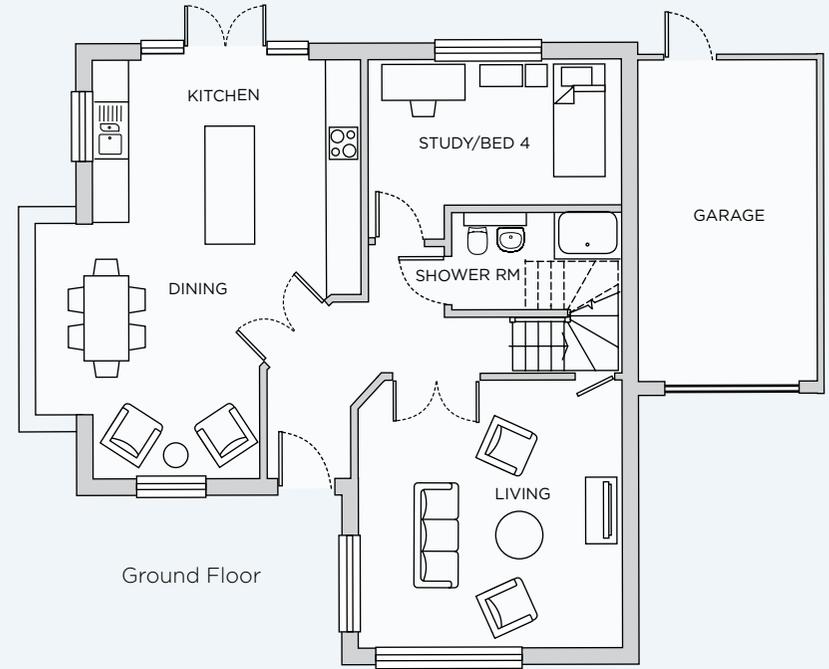
GROUND FLOOR

Living	4.66 x 4.72	15' 3" x 15' 6"
Kitchen/Dining	4.76 x 7.37	15' 7" x 24' 2"
Study	4.45 x 2.60	14' 7" x 8' 6"

FIRST FLOOR

Bed 1	4.48 x 6.67	14' 8" x 21' 11"
Bed 2	2.65 x 4.00	8' 8" x 13' 1"
Bed 3	2.65 x 4.00	8' 8" x 13' 1"

skelling denotes reduced head height





4 & 5 AUSTEN GARDENS

- Open plan kitchen/dining room with french doors to patio & garden
- Master bedroom with ensuite & fitted wardrobe
- Fitted wardrobes to bedroom 2
- Family bathroom
- Garage (plot 4)
- Tandem parking spaces (plot 5)

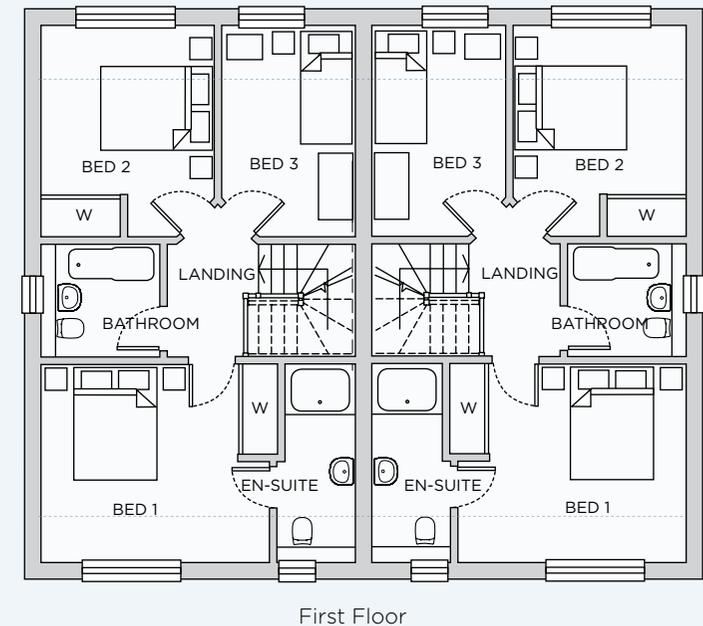
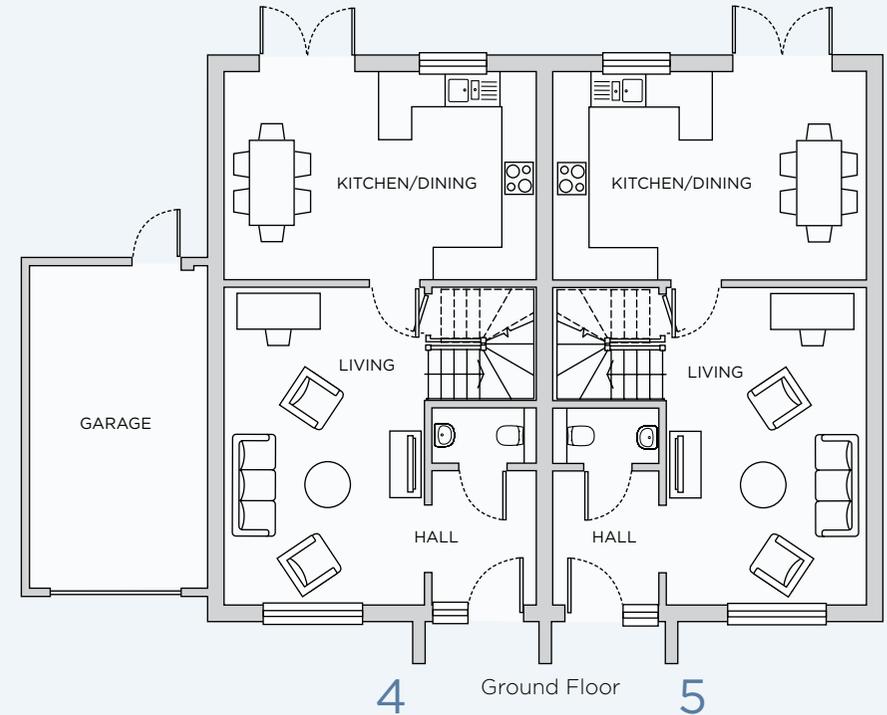
4 & 5 GROUND FLOOR

Living	3.55 x 5.57	11' 8" x 18' 3"
Kitchen/Dining	5.50 x 3.66	18' 1" x 12' "

4 & 5 FIRST FLOOR

Bed 1	4.03 x 3.47	13' 3" x 11' 5"
Bed 2	3.03 x 3.70	9' 11" x 12' 2"
Bed 3	2.35 x 3.66	7' 9" x 12' "

skipling denotes reduced head height





6 & 7 AUSTEN GARDENS

- Open plan kitchen/dining room with french doors to patio & garden
- Master bedroom with ensuite & fitted wardrobe
- Fitted wardrobes to bedroom 2
- Family bathroom
- Garage (plot 7) tandem parking spaces (plot 6)

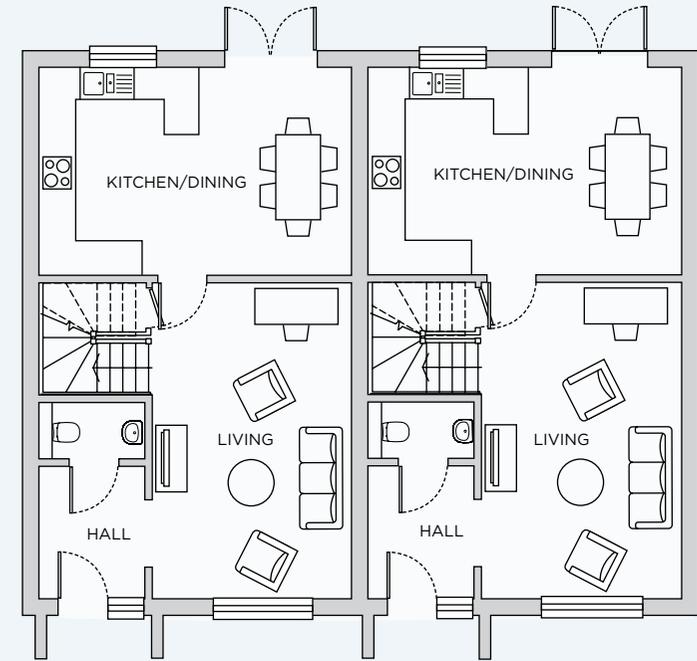
6 & 7 GROUND FLOOR

Living	3.55 x 5.57	11' 8" x 18' 3"
Kitchen/Dining	5.50 x 3.66	18' 1" x 12' "

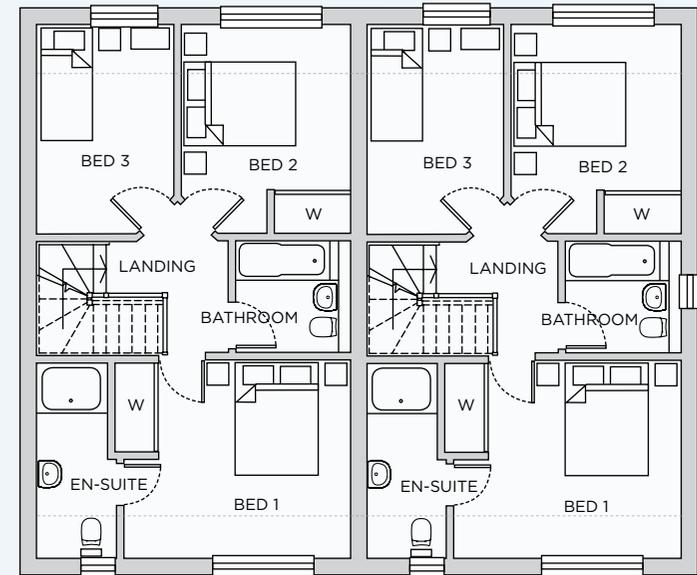
6 & 7 FIRST FLOOR

Bed 1	4.03 x 3.47	13' 3" x 11' 5"
Bed 2	3.03 x 3.70	9' 11" x 12' 2"
Bed 3	2.35 x 3.66	7' 9" x 12' "

skimming denotes reduced head height



6 Ground Floor 7

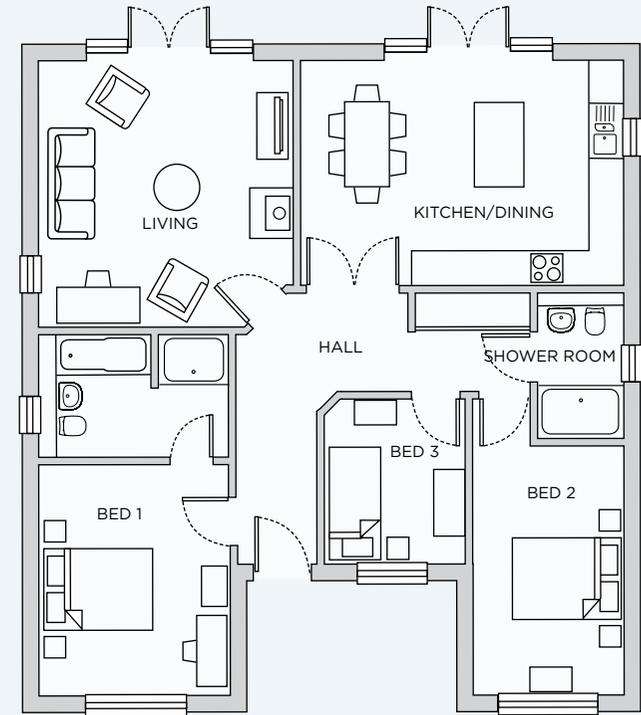


First Floor



8 AUSTEN GARDENS

- Single storey detached home in secluded corner plot
- Rear facing living room & kitchen/dining with french doors to rear garden
- 2 Double bedrooms, master bedroom with ensuite
- Separate shower room
- Garage and parking space



GROUND FLOOR

Living Room	4.45 x 4.72	14'7" x 15'6"
Kitchen/Dining	5.76 x 3.96	18' 11" x 13' 12"
Bed 1	3.39 x 4.09	11' 1" x 13' 5"
Bed 2	2.69 x 4.39	8' 10" x 14' 5"
Bed 3	2.55 x 2.96	8' 5" x 10' 8"



9 AUSTEN GARDENS

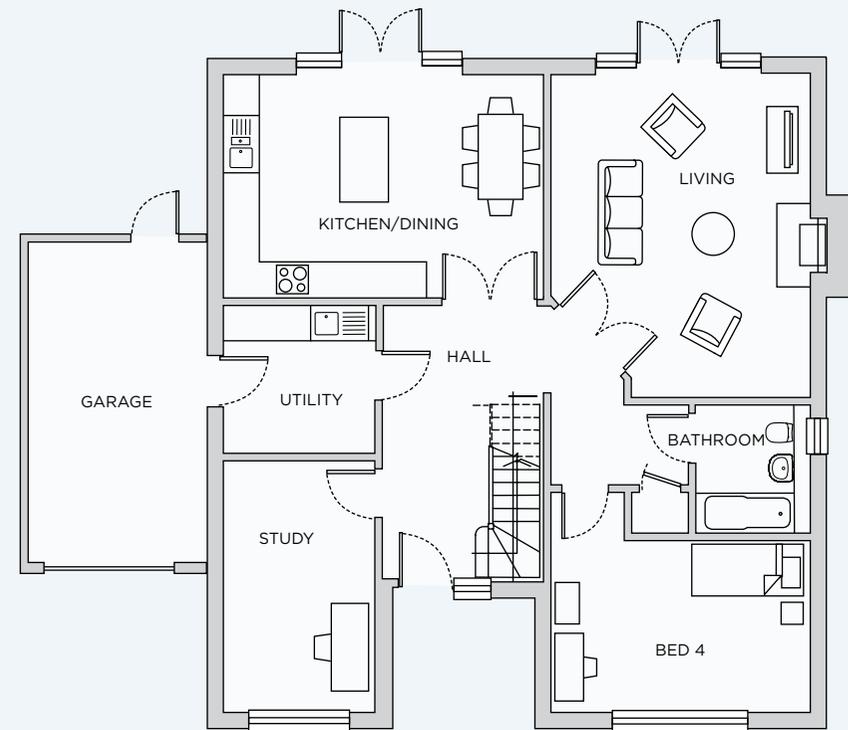
- Spacious, 4 bedroom detached home
- Kitchen/dining room with french doors to rear garden
- Ground floor study, 4th bedroom & bathroom
- Large ensuite master bedroom with fitted wardrobe
- Large rear garden, garage

GROUND FLOOR

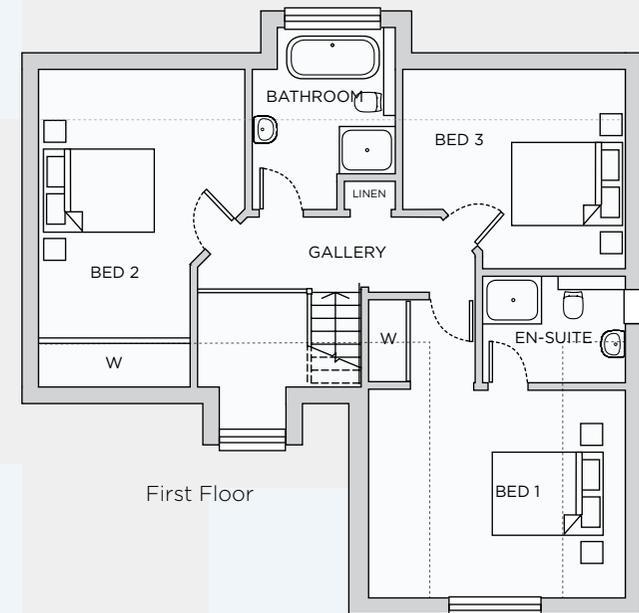
Living	4.56 x 5.67	14' 12" x 19' 7"
Kitchen/Dining	5.68 x 3.94	18' 8" x 13' 11"
Utility	2.65 x 2.59	8' 8" x 8' 6"
Study	2.65 x 4.38	8' 8" x 14' 4"
Bed 4	4.55 x 3.00	14' 11" x 10' 10"

FIRST FLOOR

Bed 1	3.56 x 3.67	11' 8" x 12' "
Bed 2	3.58 x 5.15	11' 9" x 17' 11"
Bed 3	3.94 x 3.51	12' 11" x 12' 6"



Ground Floor



First Floor

skelling
denotes reduced
head height



10 AUSTEN GARDENS

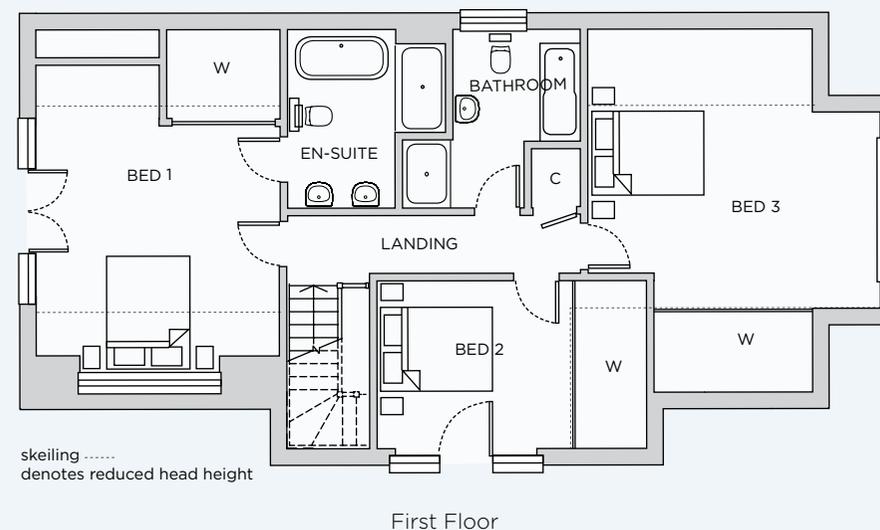
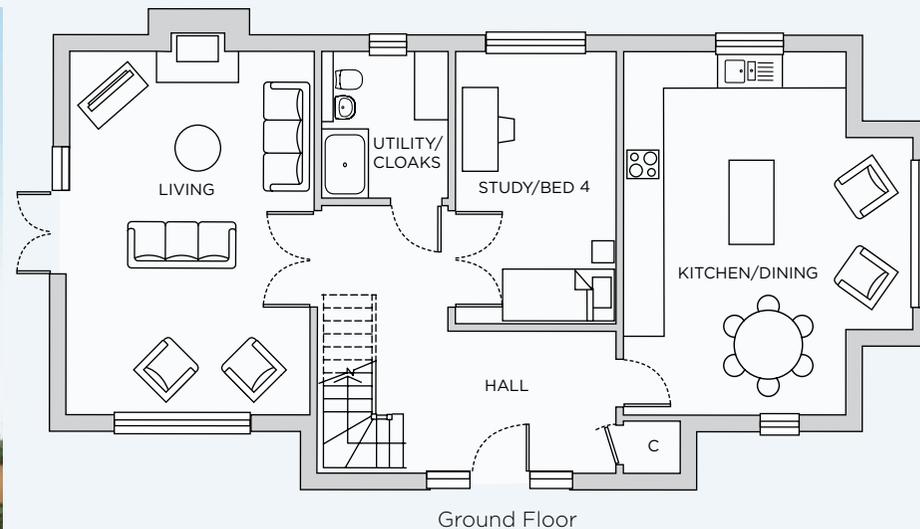
- Spacious, 4 bedroom detached home
- Large kitchen/dining room
- Ground floor study
- 4th bedroom & ground floor shower room
- Large ensuite master bedroom with fitted wardrobe
- 2 further double bedrooms with fitted wardrobes
- Garden, detached garage with parking space

GROUND FLOOR

Living	6.35 x 4.32	20' 10" x 14' 2"
Kitchen/Dining	6.35 x 3.95	20' 10" x 13' 12"
Utility	2.57 x 2.24	8' 5" x 7' 4"
Study	4.80 x 2.86	15' 9" x 9' 5"

FIRST FLOOR

Bed 1	4.76 x 4.35	15' 7" x 14' 3"
Bed 2	3.10 x 3.48	10' 2" x 11' 5"
Bed 3	4.06 x 5.19	13' 4" x 17' "



The specifications are for guidance purposes. All dimensions have been taken from existing plans and their accuracy cannot be guaranteed. The contents of this brochure do not constitute a warranty, or part of any contract. Materials may vary, purchasers must consult the selling agent.



Specification

Kitchens

Fully fitted kitchens with soft close doors
Light grey wall and tall units, silver grey base units with Light Ash Corian worktop (plots 1, 4, 6, 9, 10)
Sand beige wall and tall units, stone base units with Bisque Corian worktop (plots 2, 3, 5, 7, 8)
Corian worktop and upstands with integral 1.5 bowl under mounted Corian sink
Colour coded glass splashback

Electrolux appliances:

Integrated stainless steel single oven
Stainless steel integrated combi microwave
Integrated gas hob
Integrated full height fridge-freezer
Integrated 12 setting dishwasher
Integrated washing machine (Plots 1, 2 & 4 - 7)
Engineered oak floor with satin lacquer finish

Utility Room

Limestone tiled floor (plots 3, 9 & 10)
Plumbing & electrics for washing machine built into under stairs cupboard (plots 3, 8 & 10)
Units to match kitchen with laminate worktop and stainless steel 1.5 bowl sink and drainer, plumbing and electric for washing machine (plot 9)

Lounge

Carpeted floor with Cloud 9 Radiance underlay
Woodburners in plots 8, 9 and 10
TV, Satellite and CAT 6 points
Ceiling downlights and pendant lighting

Bedrooms and Studies

Bedrooms carpeted with Cloud 9 underlay
Study floors in satin lacquered engineered oak
TV and CAT 6 points
Pendant lighting

Bathrooms, Cloakrooms, Shower rooms

Limestone tiles to floors and walls.
Cloakrooms engineered oak floor
Plot 3 & 10 ensuites and Plot 9 bathroom have free standing baths with floor mounted taps
Low profile stone resin shower trays with frameless screens
Roca contemporary white ceramic sanitary ware
Heated LED mirror (except cloakrooms)
Ceiling downlighters

Flooring & Joinery

Oak engineered flooring finished in satin lacquer throughout except as indicated elsewhere
Carpeted softwood stairs and handrails.
Oak handrails and balustrades Plots 3, 9 & 10

General

TV and CAT 6 points to all rooms except bathrooms
Power socket and light in all attics and garages

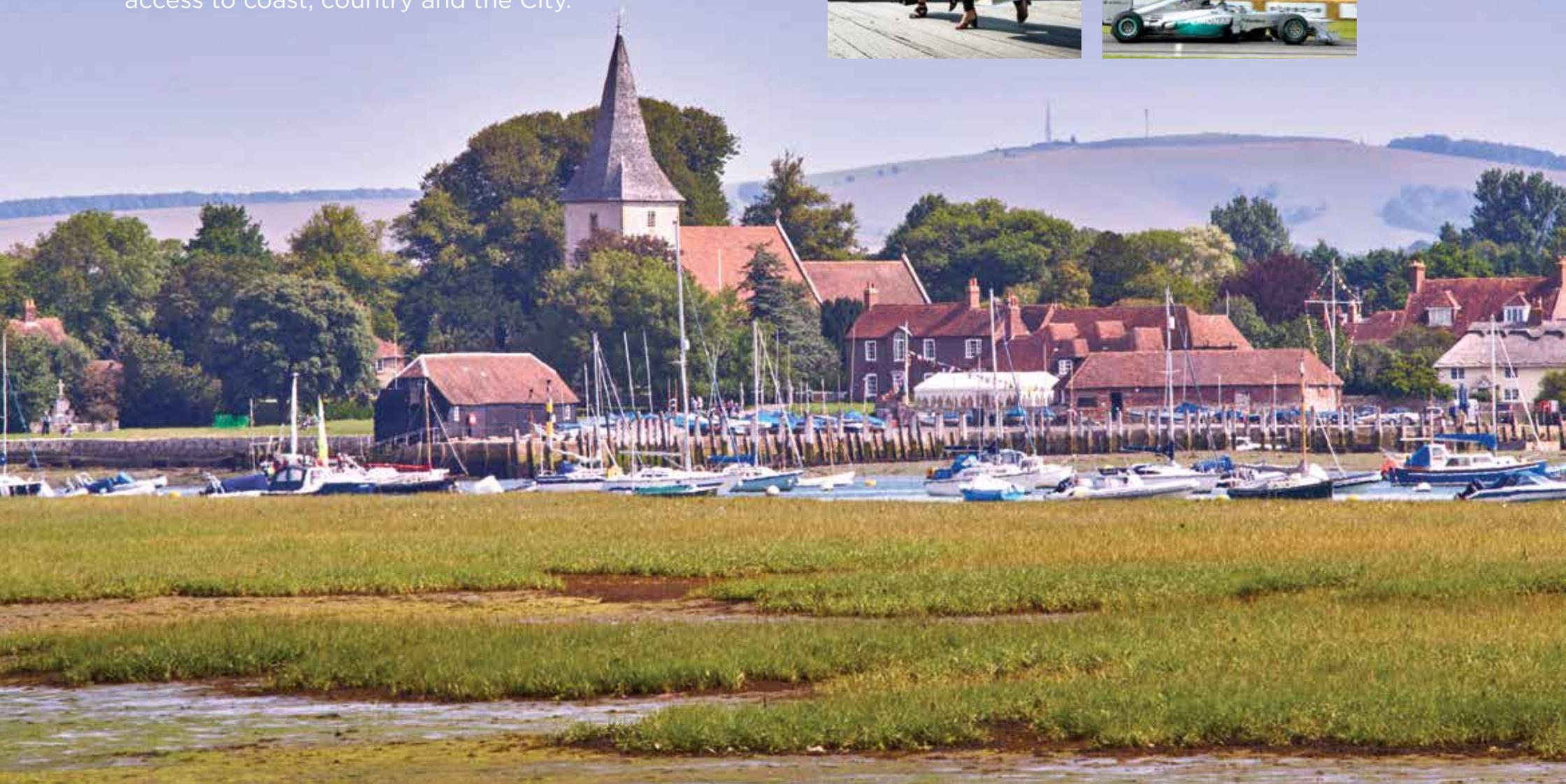
Heating

Wireless controlled wet underfloor heating (ground floor)
Heated towel rails to all bathrooms
Underfloor heating to bathrooms and ensuites (first floor)

Exterior

Patios and footpaths in Indian sandstone
Plots without garages have 1.8m x 2.4m timber sheds on concrete bases
All plots have external double socket at the rear, PIR security light to front and manually operated wall mounted patio lights which switch off in daylight
PIR controlled exterior lights
Build-Zone 10 Year Structural Warranty
Freehold with share of management company

Hayling and the surrounding coast and countryside offer an unprecedented opportunity for leisure and fun. Whether you like to walk, cycle, sail, play golf or just explore, this location has something for everyone. Austen Gardens is ideally located for fast access to coast, country and the City.





On the doorstep!

Hayling is well connected, enjoying easy access to the A27 offering fast access across the south coast and to the M3 routes North and to London. Havant Rail station is closeby with regular services to London Waterloo - 1 hr 30 mins. For air travel the nearest airport is Southampton (31 mins). Heathrow and Gatwick airports are just over an hour away.

Emsworth - 15 mins

Gunwharf Quays, Portsmouth - 25 mins

Chichester - 25 mins

Bound Lane is perfectly positioned to benefit from its proximity to both the beach and local amenities and shops. Closeby are supermarkets and the Post Office as well as the Hayling Island Health Centre.

Sat Nav PO11 9HU



KINGHAM HOMES

Based in West Sussex and operating between central London and the south coast, Kingham Homes focus is on the quality end of the market and we look for opportunities to deliver inspirational and unique buildings.

Our involvement is from site acquisition, planning through to completed houses and flats. We have developed a strong network of land agents, a first rate design and planning team together with the ability to construct top quality homes. We are backed by a small group of private investors who take an active interest in each project and our strong historic performance allows us to raise project finance from commercial lenders when needed.

Successful developments are created through solid relationships with those involved in each stage of the project cycle from land owners, the local community, through to selling agents. We believe in lasting partnerships so fairness and honesty underpin what we do.



**“The sea, once it
casts its spell, holds
one in its net of
wonder forever”.**

Jacques Cousteau



**SIMPLY
NEW
HOMES**

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