

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



33 Kingfisher Close
, Hayling Island, PO11 9NS
£330,000

Arden & Way are pleased to bring to the sales market this well-presented two-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac. Offering well-balanced accommodation and a practical layout, this property is perfectly suited to a range of buyers, from first-time purchasers to growing families or those seeking a coastal lifestyle.

The ground floor comprises a bright and welcoming living room, filled with natural light and offering a comfortable space for everyday living. This flows seamlessly into the modern fitted kitchen, which is located at the front of the property and provides ample storage and worktop space. To the rear of the living room, sliding doors open directly onto the garden, creating a wonderful connection between indoor and outdoor spaces — ideal for entertaining, family gatherings, or enjoying the warmer months.

To the first floor, the principal bedroom is a generous double, offering plenty of space for bedroom furniture, while the second bedroom provides excellent versatility and would suit use as a guest room, children's bedroom, or home office. The bathroom is neutrally finished and fitted with a bath and overhead shower.

Externally, the rear garden is mainly laid to lawn and complemented by a patio area, providing an ideal spot for outdoor seating and relaxation. To the front, the property benefits from a private driveway offering off-road parking, in addition to an adjoining single garage which provides further storage or secure parking.

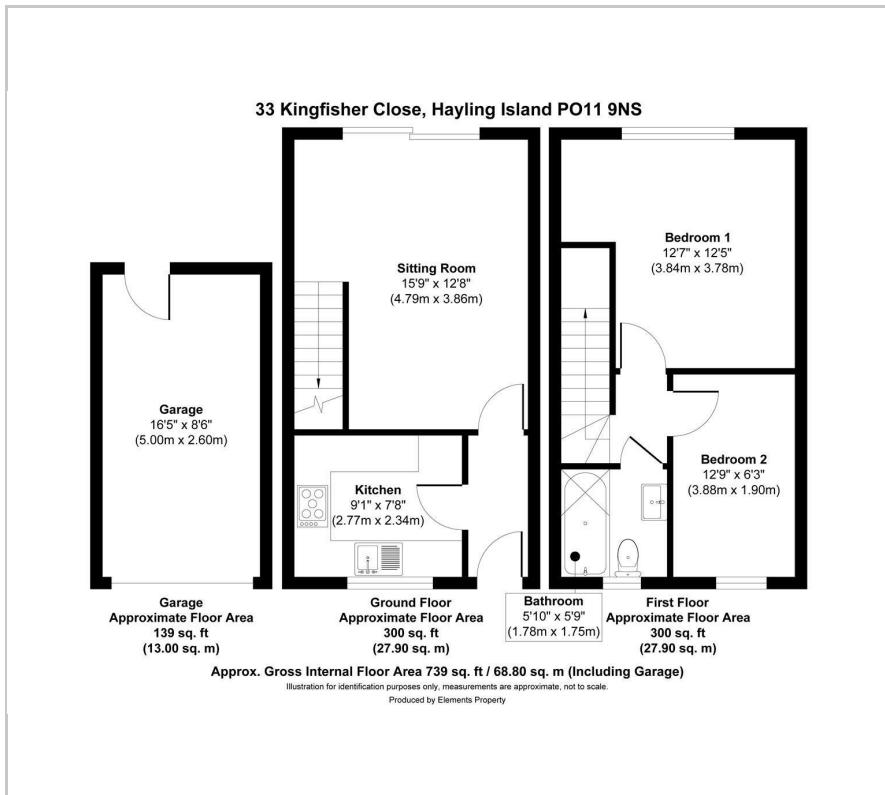
Located just a short distance from the seafront, the home is ideally placed for those wishing to enjoy coastal walks and

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(68-80)	C	C	
(55-68)	D	D	
(38-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	
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