

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Rose Cottage St. Peters Road , Hayling Island, PO11 0RX

£489,000

Arden & Way are pleased to present this spacious and well-proportioned four-bedroom home, offering an exciting opportunity for modernisation in a highly desirable semi-rural setting. With flexible accommodation arranged over two floors, generous gardens, and delightful views across open countryside, the property provides superb potential to extend and enhance, subject to the necessary planning permissions.

The accommodation is approached via a welcoming entrance hall which leads into a particularly spacious living room. Ideal for both relaxing and entertaining. Double doors open through to the dining room, creating a wonderful sense of flow and versatility. The dining room in turn leads to a bright breakfast room with sliding patio doors opening into the conservatory, allowing natural light to flood the space and providing pleasant views over the rear garden. The fitted kitchen comprises a range of cupboards and work surfaces, together with a gas hob and electric oven, offering practical space ready for updating to suit individual tastes. On the ground floor there is a generous master bedroom with fitted wardrobes, a second bedroom also benefiting from fitted wardrobes, and a modern fitted wet room. To the first floor are two further bedrooms, both enjoying far-reaching views across orchard land and farm fields beyond, along with a convenient cloakroom.

Externally, the property benefits from off-road driveway parking leading to a detached garage. The front garden is laid mainly to lawn with established borders. The rear garden features a patio area, outside stone basin and mature shrubs and borders, all overlooking attractive countryside. The home also benefits from gas central heating.

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.



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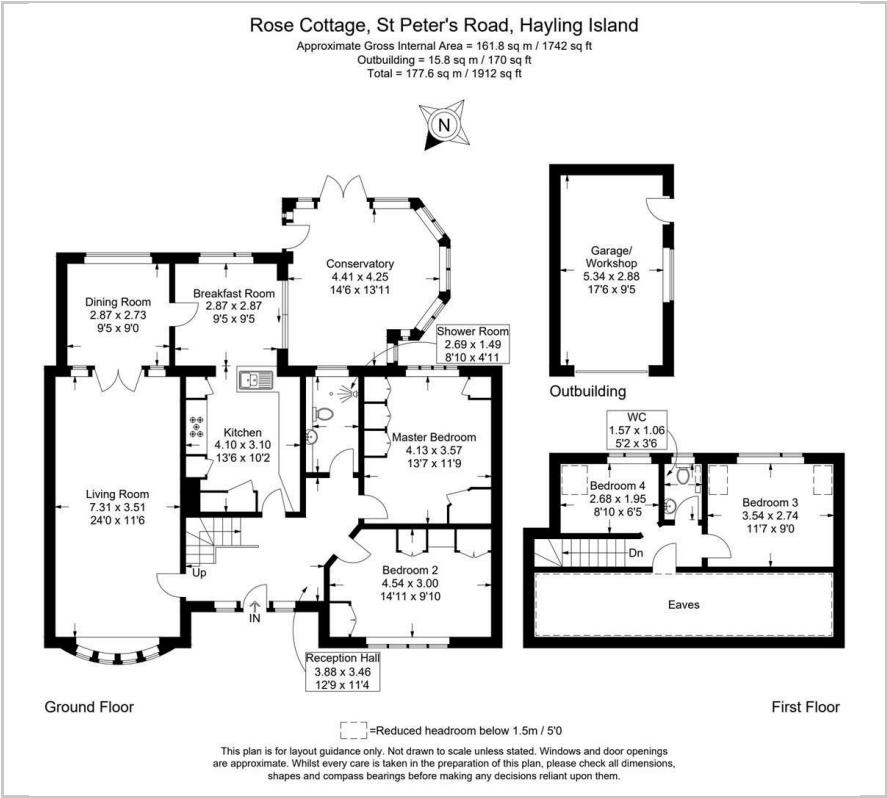
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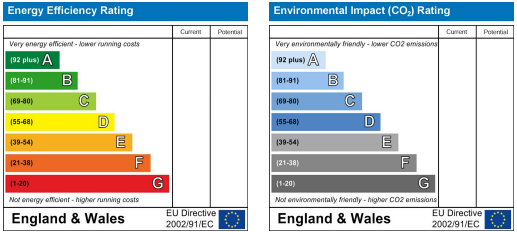
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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