

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



27 Nutbourne Road

Hayling Island PO11 9RU

Asking price £500,000

General  
Local Authority: Havant Borough Council Services: Mains Electricity, Gas, water  
and drainage  
access to slip way: private access to slip way at end of the road  
Council Tax: Band D



## Viewing

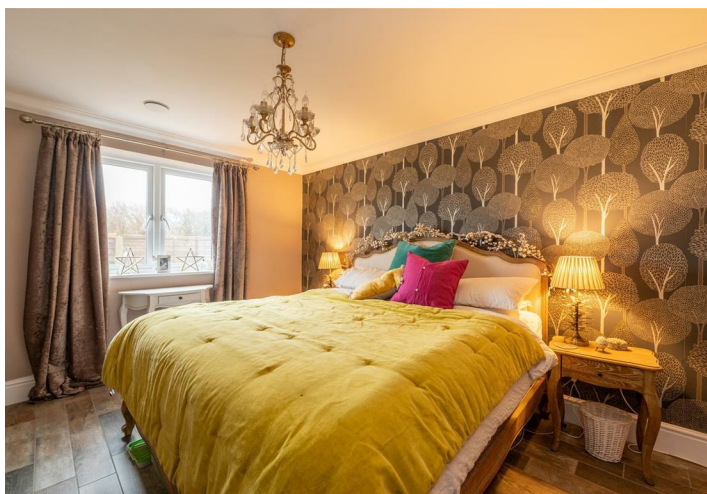
Please contact our Arden & Way Office on 02392 460 899  
if you wish to arrange a viewing appointment for this property or  
require further information.

- Built in 2017 detached bungalow
- Driveway enough to park ten cars
- Detached Summer House/Office
- Close to beautiful beaches and Hayling Island sailing club
- Enclosed Private Garden With Side Access
- Bathrooms And Kitchen Finished To An Exceptional Standard
- Spacious Accommodation
- HVAC mechanical heating ventilation, air circulation for a healthy way of living
- Open Plan Living
- Benefits from air source heating under floor heating throughout

Arden & Way are pleased to present to the market this modern three bedroom detached bungalow in South East Hayling. Situated in close proximities to Hayling Islands prestige Sailing Club and beaches, this property is in a perfect location. This property was only built in 2017 and is complete to a high specification and is very ECO friendly. This ideal family home that has been finished to a high standard throughout, this property is unique from the rest due to the square footage the property sits on, there is a huge amount of parking big enough to store a boat and at least six cars.

The property comprises of three good size bedrooms, the current master bedroom has an ensuite with a beautiful walk in double shower made of natural stone and is neutrally decorated with a built in walk in wardrobe. large family bathroom with modern features and a large quality kitchen/living/ dining room. The spacious kitchen/living/dining room benefits from a modern fitted kitchen with a large island with a solid granite worktop, a log burner, high quality flooring and two sets of bi folding doors leading to a large decked area great for entertaining. The Garden also has a log cabin and garden shed that could be used as an office space, ideal for anyone working from home.

If you would like a viewing please call Arden & Way on 023 92 460899



### **Kitchen/ Living room/ Dining room**

27'1" x 17'1"

This beautiful modern kitchen with flooring is the perfect family room for entertaining with added extras like a log burner two sets of bifolding doors, a large island in the kitchen making a perfect for open plan family living

### **Bathroom**

7'1" x 5'4"

Beautiful family bathroom with ample storage and a unique modern finish

### **Master bedroom**

13'7" x 10'7"

master bedroom with ceramic tile floor, walk in wardrobe and beautiful ensuite with walk in double shower. The room benefits from being a great size with all the modern added extras.

### **Bedroom two**

10'8" x 8'7"

Neutrally decorated airy double bedroom with limestone flooring and window overlooking the front of the property.

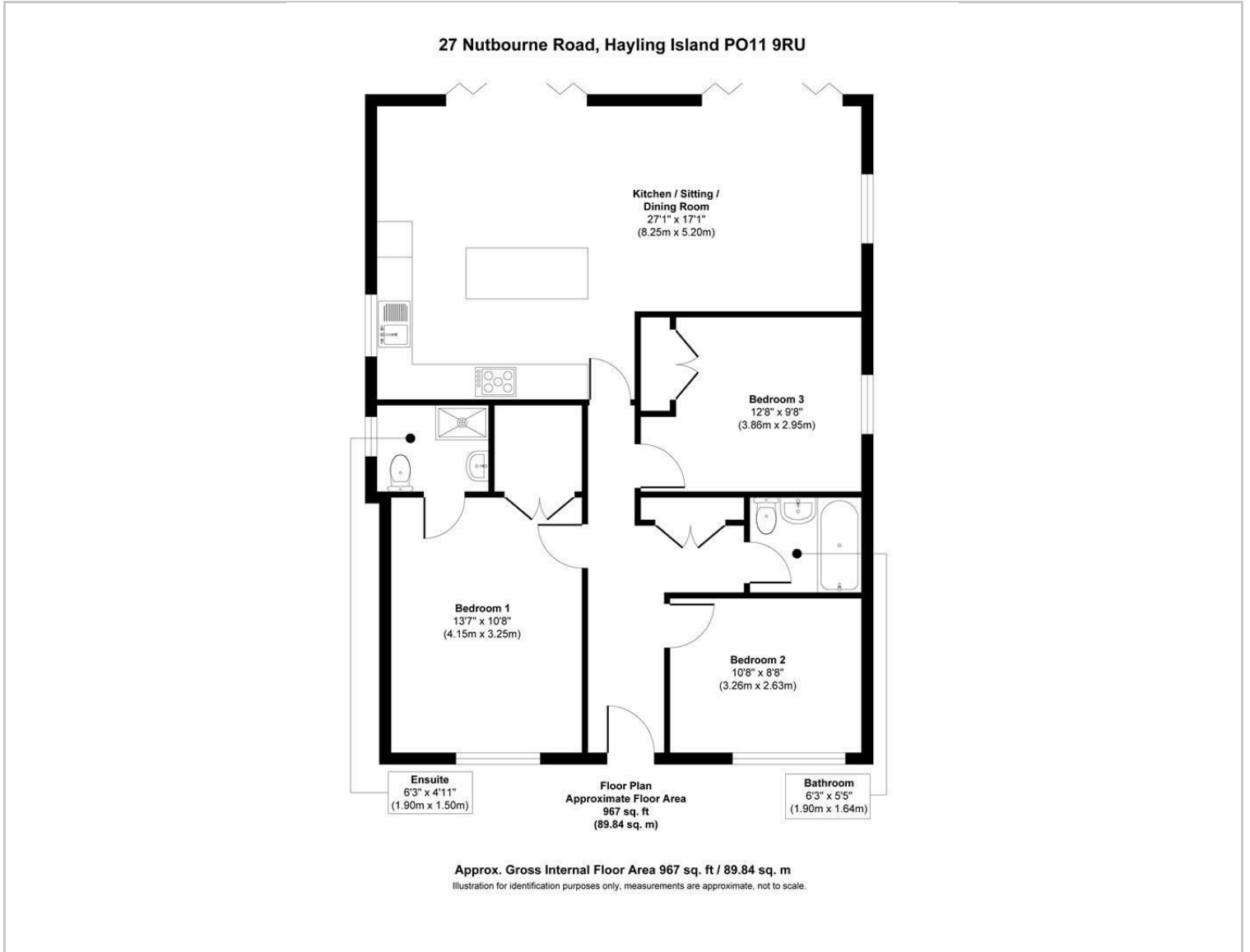
### **Bedroom three**

12'7" x 9'8"

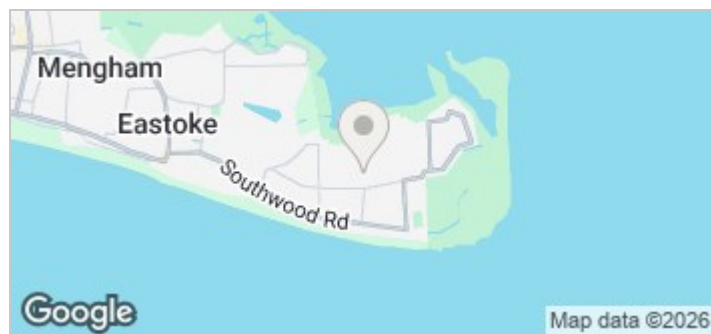
Neutrally decorated airy double bedroom with built in wardrobes limestone flooring and window overlooking the side of the property.



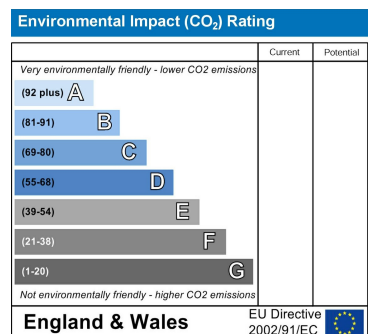
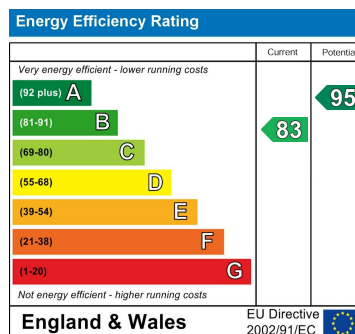
## Floor Plan



## Area Map



## Energy Efficiency Graph



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