

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



111 Elm Grove

, Hayling Island, PO11 9ED

£185,000

Arden & Way are delighted to offer for sale this well-presented two-bedroom, first-floor retirement apartment, available to residents aged 60 years and over.

Situated in a popular and convenient location, this lovely apartment is within easy walking distance of local shops and bus routes, with the Health Centre, Mengham and its range of amenities also close by. The seafront is within easy reach, offering pleasant coastal walks and the opportunity to enjoy the fresh sea air.

Built by a local builder, the property offers comfortable and well-proportioned accommodation and benefits from UPVC double glazing throughout. The accommodation comprises an entrance hallway, spacious lounge/diner, fitted kitchen, two bedrooms and a shower room.

The lounge/diner is a bright and welcoming room with a wide UPVC double-glazed window overlooking the rear, while the fitted kitchen offers a good range of units, built-in oven and hob, integral dishwasher and space for further appliances.

Both bedrooms are well proportioned, with the principal bedroom benefiting from a built-in double wardrobe, ceiling fan and rear door. The shower room is fitted with a spacious white suite and wide shower enclosure.

Outside residents can enjoy the communal gardens, and the property also benefits from an allocated off-road parking space – a particularly useful feature for retirement living.

Close to town Centre is approximately a 15-minute drive away and offers a wider range of shopping and leisure facilities. Together with a mainline railway station providing services towards London.

We feel this is an ideal opportunity for anyone looking for a comfortable and conveniently located retirement home and would be delighted to arrange a viewing.

- Well-presented two-bedroom first-floor retirement apartment for residents aged 60 years and over.
- Popular and convenient location, close to local shops, bus routes and everyday amenities.
- Easy access to Mengham, the Health Centre and the nearby seafront with its pleasant coastal walks.
- Bright and comfortable lounge/diner with a wide UPVC double-glazed rear window.
- Well-equipped fitted kitchen with built-in oven and hob, integral dishwasher and space for further appliances.
- Two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe and ceiling fan.
- Communal gardens and allocated off-road parking, offering convenience and ease of living.
- Havant Town Centre approximately 15 minutes away, with a mainline railway station providing services towards London.

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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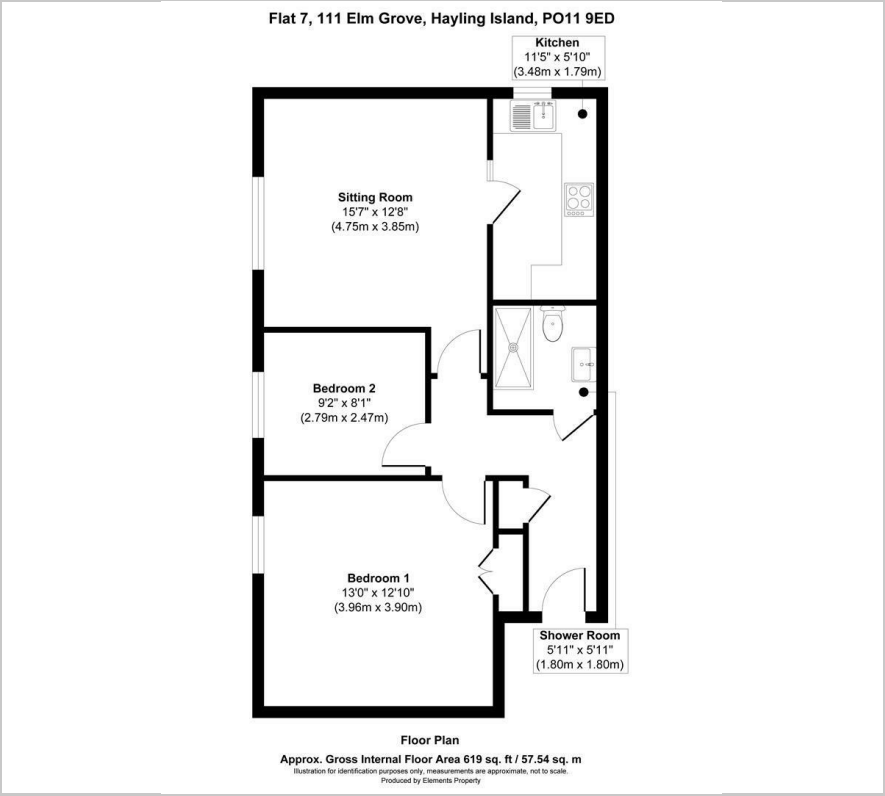
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Floor Plan



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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