ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS

Anarue Manor Road, Hayling Island, PO11 0QH
£530,000

Hallway Leading To:

W.C

Sitting Room
25'5" x 12'6"

Kitchen/Dining Room
18'10" x 17'11"

Sun Room
17'9" x 7'3"

Landing Leading To:

Bedroom 1
13'0" x 10'6"

En-Suite
9'2" x 3'11"

Bedroom 2
12'6" x 8'2"

Bedroom 3
10'6" x 8'10"

Arden & Way are delighted to present to the sales market this immaculate semi detached 4 bedroom family home, built in the 1930's. Situated in a sought after location of West Hayling Island. This property is in close proximity to local shops, park, community centre, pharmacy, schools, food/drink establishments and more. This property is also located just a short distance from coastal walks along Hayling islands beautiful beaches. The area also offers excellent road and transport links for travel both locally and further afield.

Ample parking to the front of the property with enough space for 5 cars, the driveway could easily accommodate a motorhome/caravan or a boat etc. The internal accommodation comprises of: an entrance hall complete with cloak room, under stairs storage, and conveniently positioned under stairs toilet with hand basin. Double doors leading through to the large lounge with bay window to the front elevation, fireplace focal point positioned in the centre of the room and further double doors to the kitchen/diner. To the rear of the property is an open plan kitchen/diner, the kitchen is sleek and modern, benefitting from an integrated oven, induction hob and dishwasher, the kitchen also has a useful upvc door to the side access of the property. Leading through to the charming sun room with bifold doors accessing the garden, flooding the room with plenty of natural light. Upstairs you will find three good sized double bedrooms of which the master is generous in size with built in wardrobes and ensuite shower room. There is also a further single room currently used as a office. Furthermore there is a generously sized family bathroom complete with bath and overhead shower. The west facing mature rear garden is laid mostly to lawn with large patio area with flower beds and hedges. Externally is a garage, garden shed and summer house.

For more information or to arrange a viewing please contact Arden & Way.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH
Tel: 02392 460 899 **Email:** info@ardenway.co.uk **www.ardenway.co.uk**

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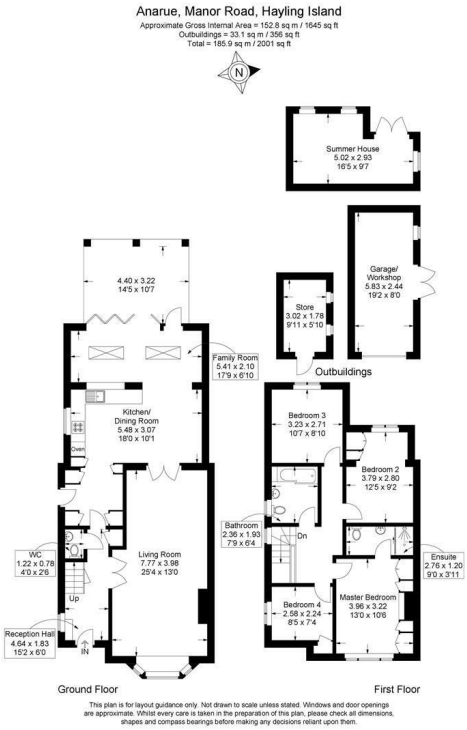

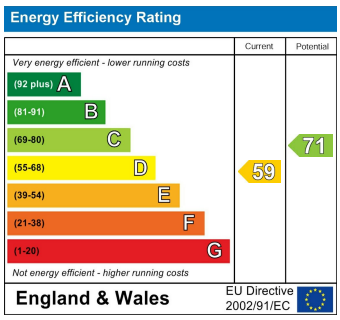

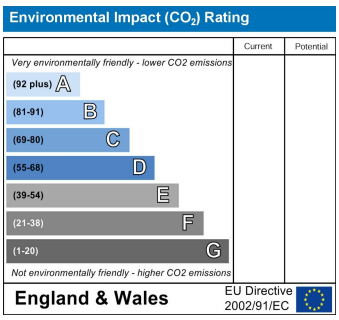

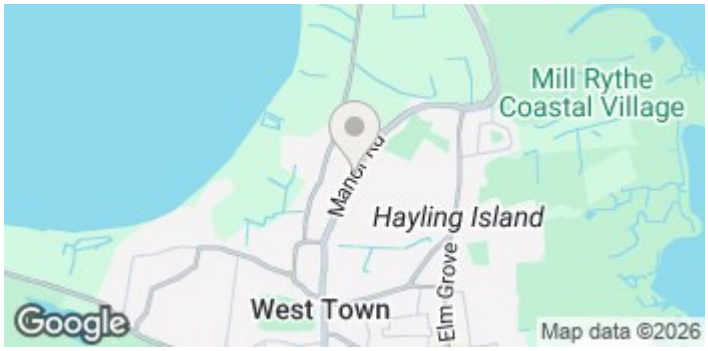

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