

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 7 Kensington House, Manor Road, Hayling Island, Hampshire, PO11 0EZ Asking price £335,000

We are delighted to present to the market this vastly spacious three bedroom maisonette situated on the ever popular, Manor Road. This surprisingly large property boasts over 1520 square foot of living space so there is plenty of room for the whole family!

Entering the property there is a hallway leading to the sitting room along with the two first floor bedrooms, one of which features a three piece en-suite. As with all of this property the sitting room is incredibly generous in size meaning there is plenty of room for a dining table. The sleek looking kitchen comes complete with an integrated oven & hob.

Upon entering the second floor you are greeted with the huge master bedroom, complete with it's very own dressing room and en-suite with a bath.

Other benefits of the property include gas central heating and double glazing meaning the property is very efficient, allocated parking and storage facilities. The property is neutrally decorated throughout meaning it can be lived in straight away or can be very easily changed to your own taste!

We strongly recommend viewing this home to get a real idea of the size!

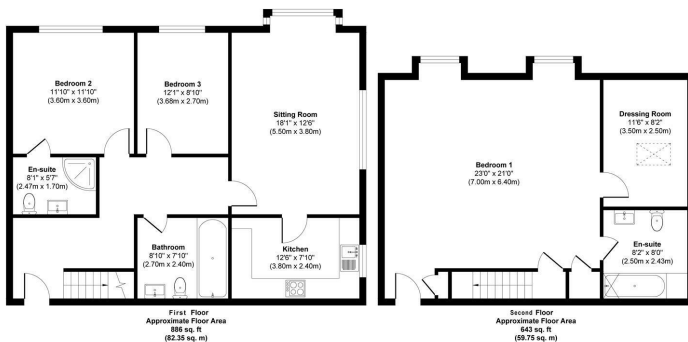
For further information, or to arrange a viewing please contact Arden & Way

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Approx. Gross Internal Floor Area 1529 sq. ft / 142.10 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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