

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 96a Elm Grove

, Hayling Island, PO11 9EH

**£370,000**

Arden & Way are delighted to present to the sales market this deceptively spacious three bedroom maisonette. In excellent condition throughout, this property is newly decorated.

Entering the property from the rear via Habington Road, the maisonette has its own private entrance, you approach the property through the large approximately 55ft long garden. The ground floor accommodates a well-proportioned entrance hall, a convenient utility room/downstairs toilet and an open plan modern lounge/kitchen/diner. The lounge benefits from a bay window flooding the room with plenty of natural light. It also features stylish vertical radiators. Upstairs, there are three double bedrooms and a modern family bathroom complete with bath and shower.

Situated in a popular and central location, close to many amenities including Magham Shopping Precinct, the Co-Op, The Health Centre and Post Office, this property is in an ideal location. Within close proximity to the Seafront, ideal for coastal walks and bike rides along the Billy Trail. The A27 is easily accessible, with Havant town centre close by, offering a range of shops, pubs and restaurants and Havant mainline railway, being excellent for commuters, with direct routes to London Waterloo.

For more information or to book a viewing please contact Arden & Way!

### Viewing

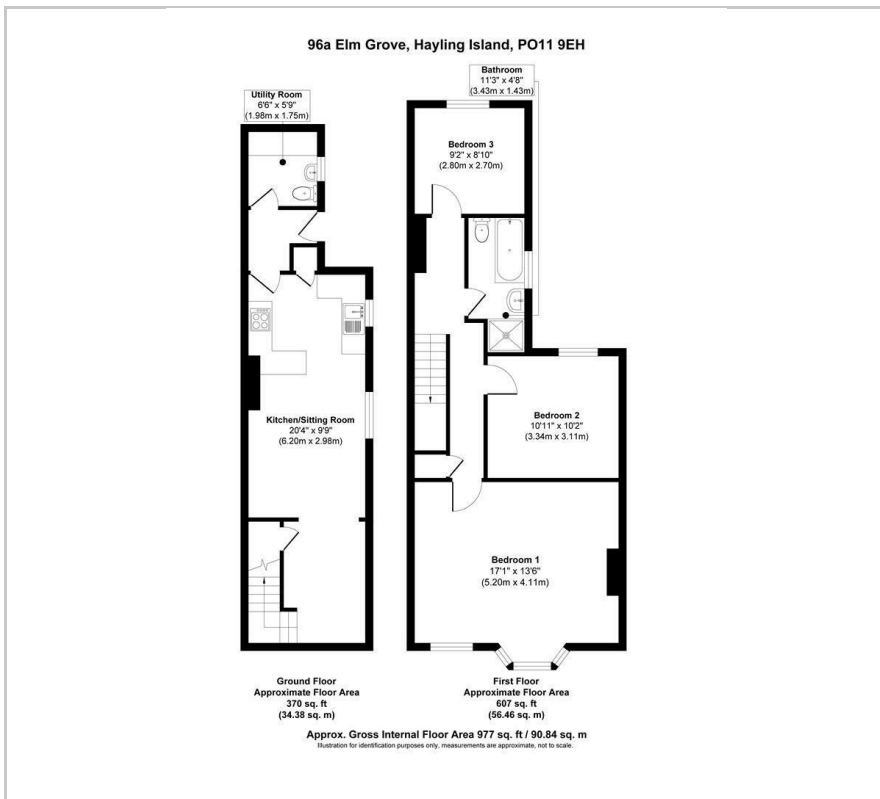
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.

- SHARE OF FREEHOLD
- 3 DOUBLE BEDROOMS
- MODERN THROUGHOUT
- RECENTLY REDECORATED
- LARGE GARDEN
- MAISONETTE
- UTILITY ROOM/DOWNSTAIRS WC
- CONVENIENT LOCATION
- INVESTMENT OPPORTUNITY
- STYLISH FEATURES





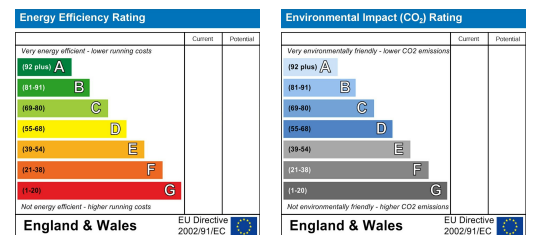
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: [info@ardenway.co.uk](mailto:info@ardenway.co.uk)

[www.ardenway.co.uk](http://www.ardenway.co.uk)