

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 21 Fathoms Reach

West Haying Island, PO11 0RA

**Guide price £350,000**

Arden & Way are delighted to present to the sales market this detached 3 bedroom family home, situated in a quiet cul-de-sac. Located in the desirable West Haying this property is in close proximity to local shops, park, community centre, pharmacy, schools, food/drink establishments, and more. The area also offers excellent bus and transport links for travel both locally and further afield. A perfect location. This property benefits from being on the MAIN CHAIN.

Entering the property, the ground floor accommodation comprises of entrance hall leading to a bathroom, downstairs W.C., spacious sitting room with media wall, which leads through to the ample sized neutral, open-plan living room with direct access onto the rear enclosed private garden and modern kitchen with range cooker. Upstairs you will find a sleek showroom, two double bedrooms, one with built-in wardrobes and a further third bedroom currently used as an office space.

Externally the rear garden is low maintenance and with a strong and brick paving patio area. The garden is also complete with a fully insulated building with electric and shower room, which offers a multitude of possibilities, from home office for hosting business meetings to an studio, games room, bar or further accommodation. A fantastic addition to this must see family home. To the front of the property is a driveway providing parking.

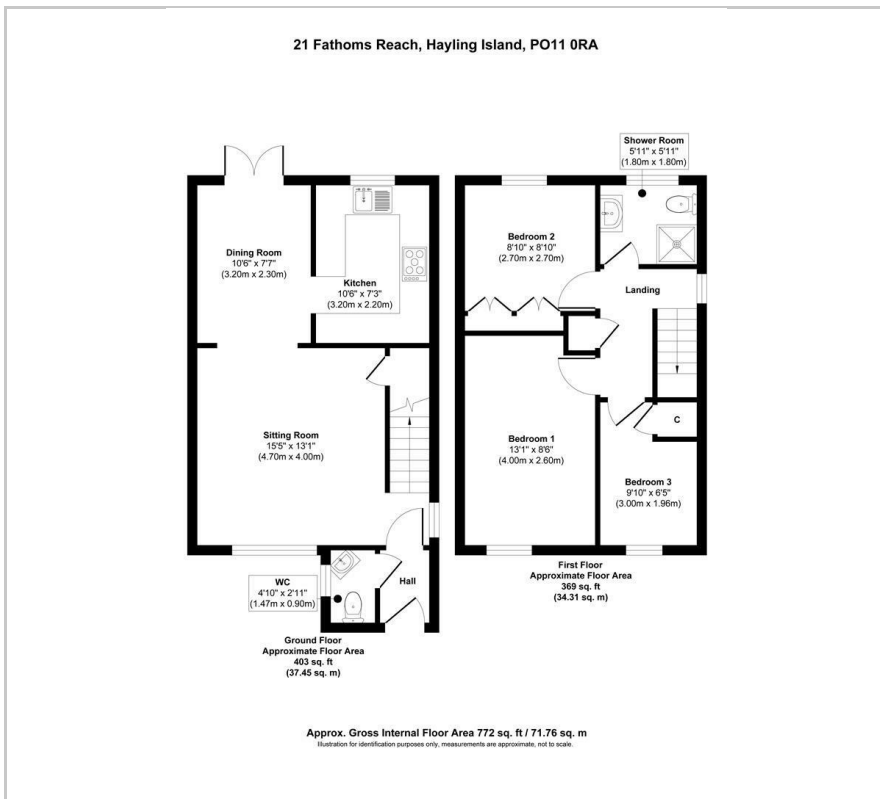
For more information or to book a viewing please contact Arden & Way

### 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.



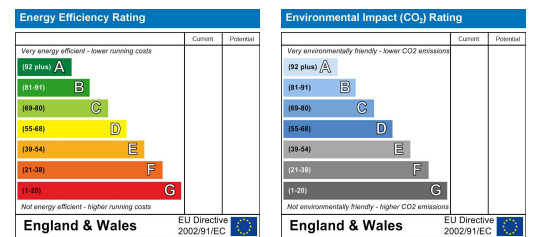
## Floor Plan



## 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.

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