

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 21 Fathoms Reach, Hayling Island, PO11 0RA Guide price £325,000

GUIDE PRICE £325,000 - £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 Hayling this property is in close proximities to local shops, park, community centre, pharmacy, schools, food/drink establishments, and more. The area also offers excellent road and transport links for travel both locally and further afield. A perfect location. This property benefits from being NO ONWARD CHAIN.

Entering the property, the ground floor accommodation comprises of entrance hall leading to convenient downstairs W.C, spacious sitting room with media wall, which leads through to the ample sized neutrally decorated dining 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 build in wardrobes and a further third bedroom currently used as an office space.

Externally the rear garden is low maintenance laid with astro turf 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 art 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.

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

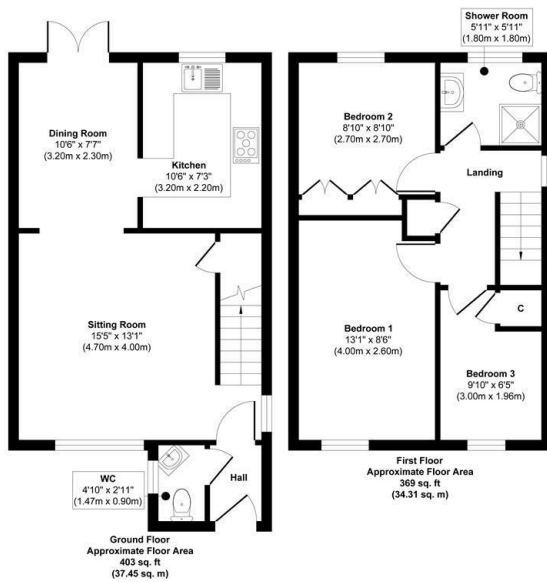
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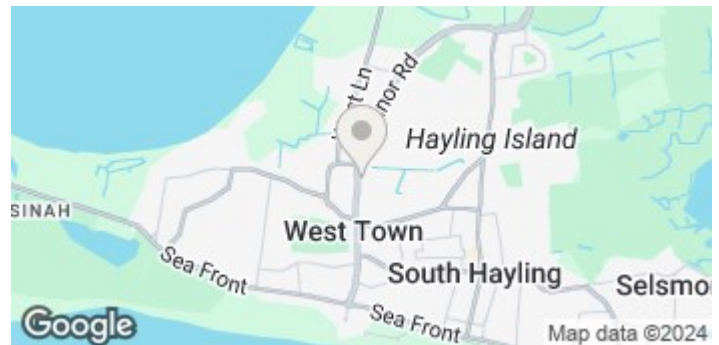
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Approx. Gross Internal Floor Area 772 sq. ft / 71.76 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
England & Wales		78	84
		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			
England & Wales			
		EU Directive 2002/91/EC	



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