

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 1a Winsor Close

, Hayling Island, PO11 9RF

**Asking price £147,000**

Arden & Way are delighted to present to the sales market this newly renovated one bedroom ground floor apartment, situated in a cul-de-sac opposite the seafront at East Hayling. Located in a convenient area, the property is only a short distance from a variety of amenities and the local Nature Reserve with it's pleasant coastal walks and Hayling Island Sailing Club with all it's boating facilities. Havant Town Centre with it's train service to London is also only an approximate twenty-minute drive away. This property benefits from being NO ONWARD CHAIN. This flat would make a fantastic holiday home close to the sea or a great property for an investor looking to grow their portfolio with a potential net rental yield of 6%.

Completed to a high specification throughout, the accommodation comprises of: an open plan kitchen living room complete with a good sized breakfast bar, modern fitted shower room with a neutral finish, ample sized double bedroom boasting fitted wardrobes and a convenient bright office space. There is also an outside patio and 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.



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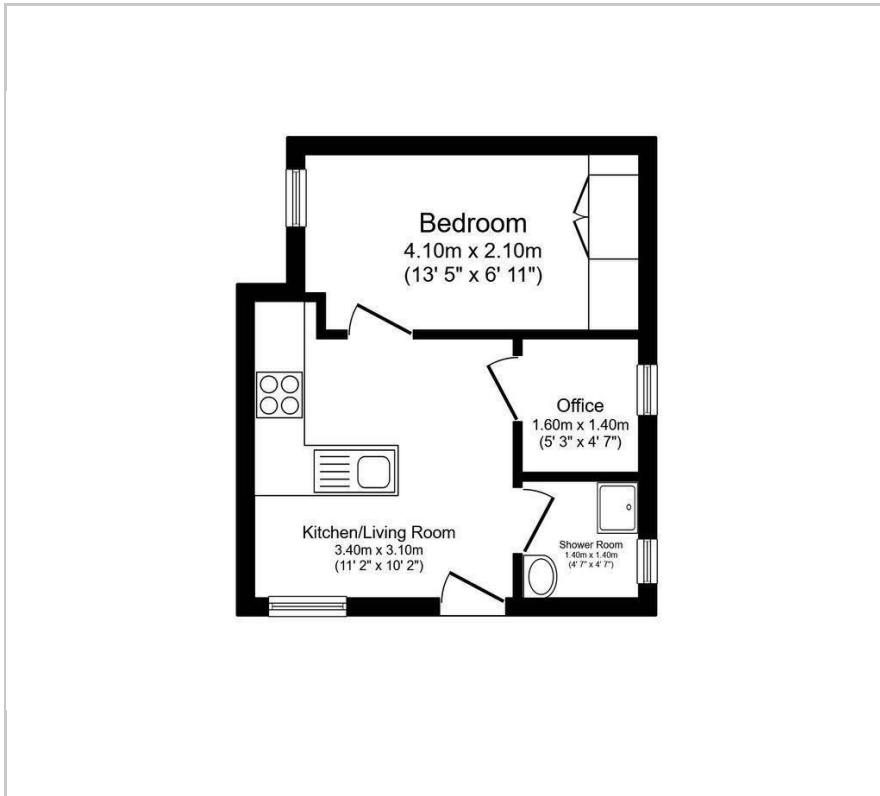
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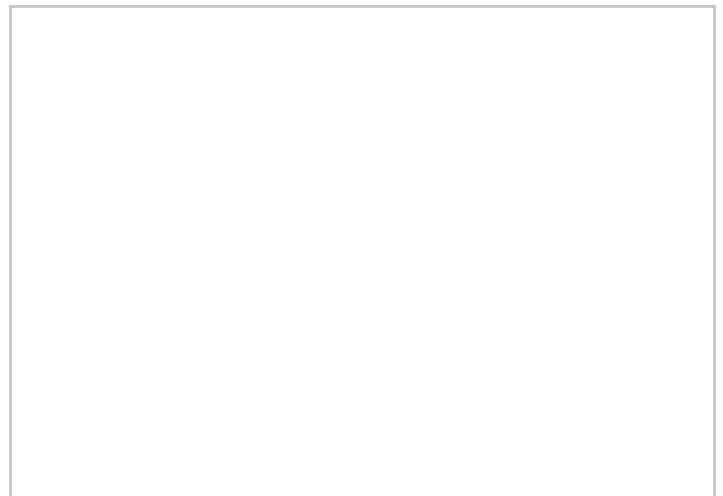
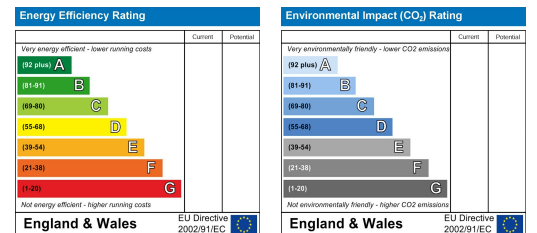
## Floor Plan



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

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