



Plot 2 (Swiftsure) Yachthaven

Hayling Island PO11 0BF

£1,750,000



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.

Arden & Way are delighted to present to the sales market this luxury new build 5 bedroom property.

Located in a new secluded development, Yacht Haven is situated in north Hayling Island. Yacht Haven is an exclusive gated development that is positioned on the edge of the tidal Mill Rythe, forming part of Chichester Harbour, this property has stunning views towards the water. This is an idyllic peaceful setting, perfect for escaping the city or unwinding after a hard days work.

The downstairs accommodation comprises of a large fully fitted kitchen complete with Neff appliances and Quooker tap, a study/play room, downstairs W/C, utility room with Bosch twin stack appliances and large living room which opens onto the wrap around boardwalks with Q-rial and composite decking. The first floor of the property is accessed by the solid ash multi-turn staircase, you will find five double bedrooms, two with ensuite and two with balconies and a further family bathroom. All the bathrooms throughout the property are fully tiled with Saloni porcelain tiles and Hansgrohe bathroom fittings. Externally is a private garden enclosed by growing shrubbery, each plot also has pontoon access to the shore. To the front of the property is a double garage.

Key features throughout the property include: Samsung air source heat pump, Heatmiser underfloor heating, Hager KNX intelligent home automation, cctv, Monarch water softener, air conditioning and 1 gb fibre throughout(FTTB) and modern fitted blinds throughout.

Please be advised the images provided are a combination of other plots at Yacht Haven, however all plots are extremely similar, viewing is advised to appreciate the exact property being offered to the sales market



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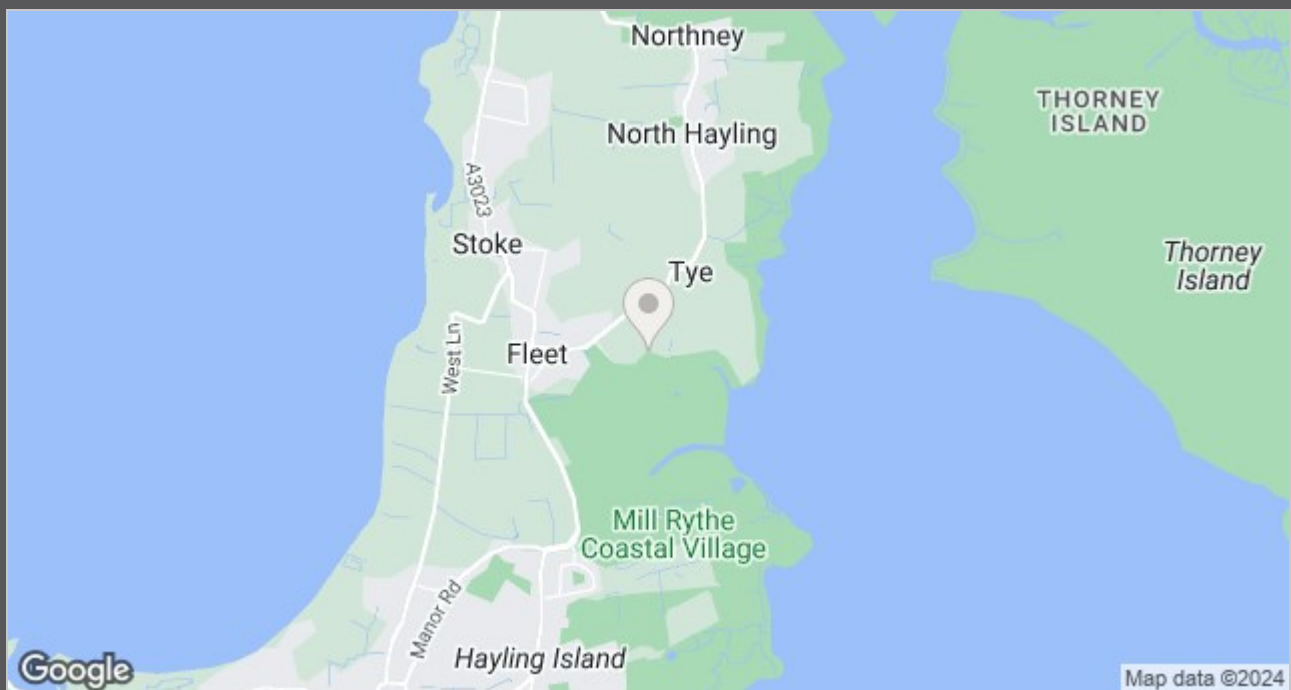
www.ardenway.co.uk

Hayling Island has always been a particularly popular location for water enthusiasts; indeed the sport of windsurfing is believed to have originated here some 50 years ago. There are about 3 miles of seafront beaches, 3 of which have been awarded the Blue Flag for water and coastal quality, safety and facilities. Nearby are tennis courts and, to the west, the 'true links' Hayling Island Golf club. The 4 mile long 'Hayling Billy' coastal path has two tracks, offering different surfaces for horse riders on one side and pedestrians and cyclists on the other. The path runs along the western coast of most of the island and offers some stunning views of Langstone Harbour.

There is an excellent range of local shopping on the island with more comprehensive facilities available in Havant and further afield, in Portsmouth and Chichester. The nearby popular village of Emsworth has an interesting variety of shops and an excellent and wide choice of restaurants. Havant also provides a mainline railway station for commuters to reach London Waterloo.

There are good schools for all age groups in the area, there are a number of junior schools in addition to Hayling Island College for seniors. Portsmouth High School and Portsmouth Grammar School are accessible on the mainland. There are also churches of various denominations and many social and recreational facilities.

AREA MAP



Hallway Leading To:

Study/Playroom

11'5 x 10'1

Downstairs W.C

10'1 x 4'8

Utility Room

10'1 x 8'11

Living Room

30'11 x 18'6

Kitchen

22'2 x 12'8

Landing Leading To:

Master Bedroom with Ensuite and Balcony

19'3 x 11'6

Bedroom 2 with Ensuite

22'11 x 12'4

Bedroom 3

13' x 12'10

Bedroom 4 with Balcony

16'2 x 12'

Bedroom 5

13'6 x 9'4

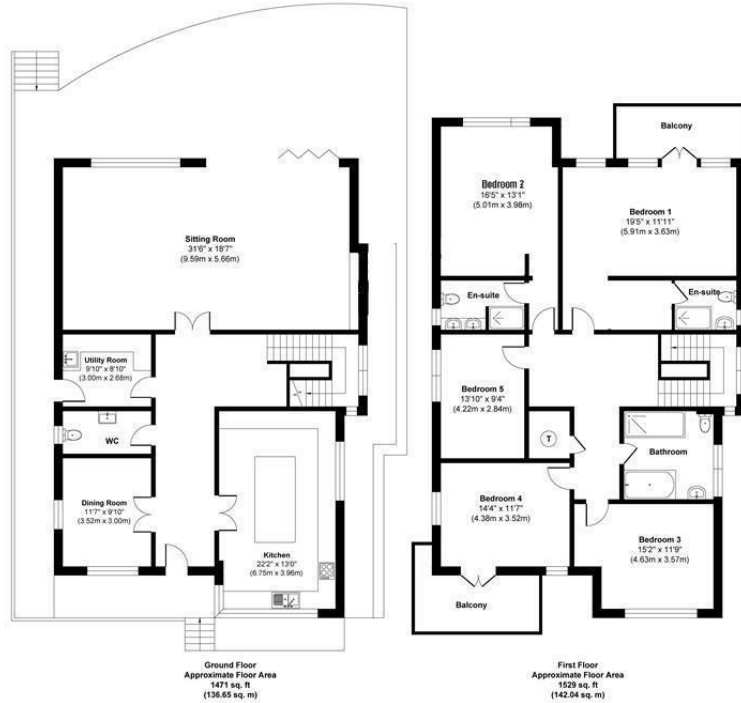
Bathroom

8'11 x 8'8

Storage Cupboard



FLOOR PLAN



Approx. Gross Internal Floor Area 3000 sq. ft / 278.69 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

General...

Local Authority: Havant Borough Council
Services: Mains electricity, water and drainage
Council Tax: Band H

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