

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 45 Salterns Lane , Hayling Island, PO11 9PH

£425,000

Arden & Way are delighted to present to the sales market this beautiful three bedroom 1990's cottage style house complete with character features including exposed timber beams throughout the downstairs living accommodation.

Welcomed into the home with a spacious entrance hall with plenty of storage cupboards and ample space for home office, to the rear of the property is the kitchen with utility cupboard and ground floor family bathroom with bath and overhead shower. To the front of the property you will find an open plan well presented lounge/diner, this room is an immaculate space with a warm and cosy feel. In keeping with the properties style a traditional fireplace creates a focal point for the room. Upstairs accommodates three good sized bedrooms and a conveniently positioned W/C.

Externally the property boasts a gated entrance to off road parking, external storage cupboard and lean-to canopy providing shelter to the front door. The enclosed private garden includes patio, raised decking and lawn, a great space for outdoor entertaining.

This lovely family home is located on the ever popular 'Salterns Lane' which is a single walker's path and is only a short distance from Hingham Rythe Sailing Club with its boating facilities. The Beaches with its pleasant coastal walks and Mengham Shopping Centre are also within easy reach. Havant Town Centre with its train service to London is also only an approximate twenty-minute drive away.

For more information or to arrange 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.



3



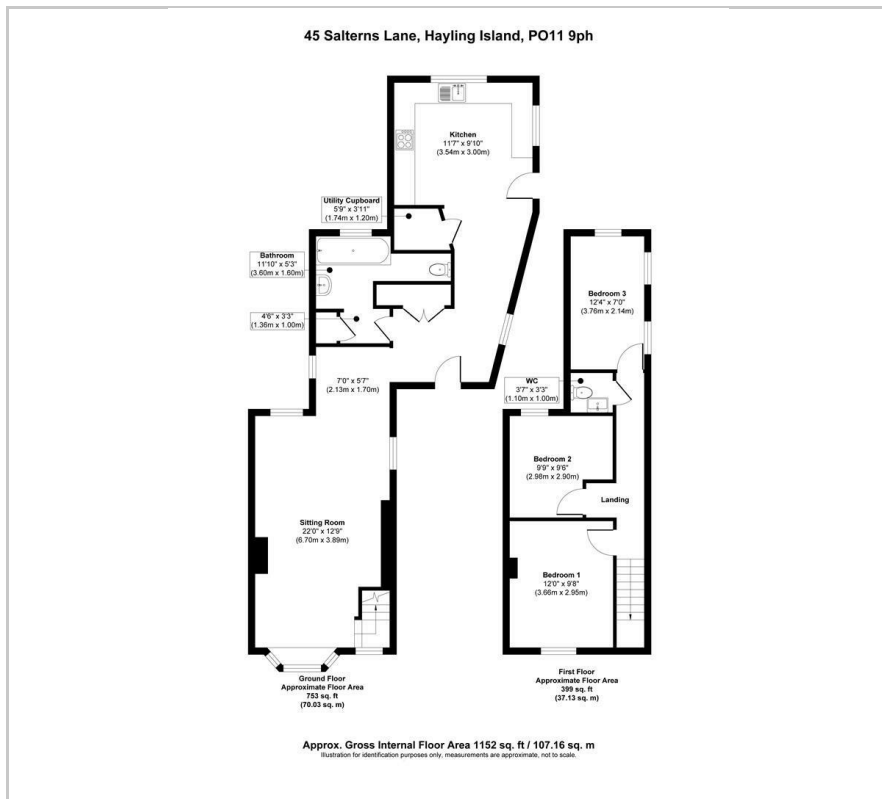
1



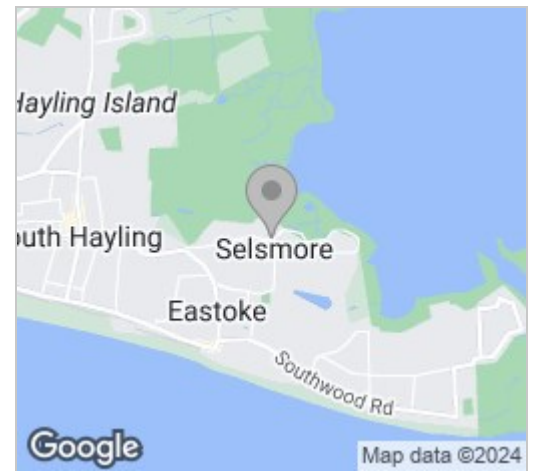
1



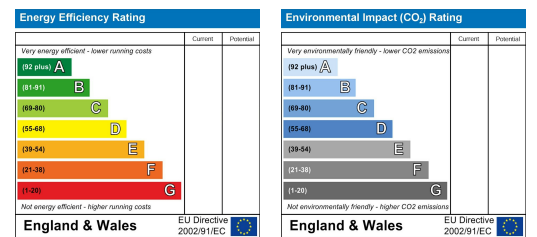
## Floor Plan



## 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)